



Beech Road, Leyland

Offers Over £140,000

Ben Rose Estate Agents are delighted to bring to market this lovely, two bedroom terrace home, in the heart of Leyland. The property has been decorated to a high standard throughout and would be an ideal home for a first time buyer looking to get on to the property ladder. The property is situated near to Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the spacious and vibrant lounge with a feature fireplace as a centrepiece. From here you'll enter the modern kitchen/breakfast room that comes with integral appliances such as a hob/oven, dishwasher and fridge freezer. Here you'll also find a conveniently located bay seated window and some under stair storage here. Moving through the kitchen you'll find the convenient utility room that has space for a washer.

Moving upstairs, you'll find two good sized bedrooms with the master spanning the width of the home, and the family bathroom with P-shaped bath and over the bath shower.

Externally, to the front of the property you'll find room for on road parking to the front, whilst to the rear is a south facing yard space with flagged patio area.







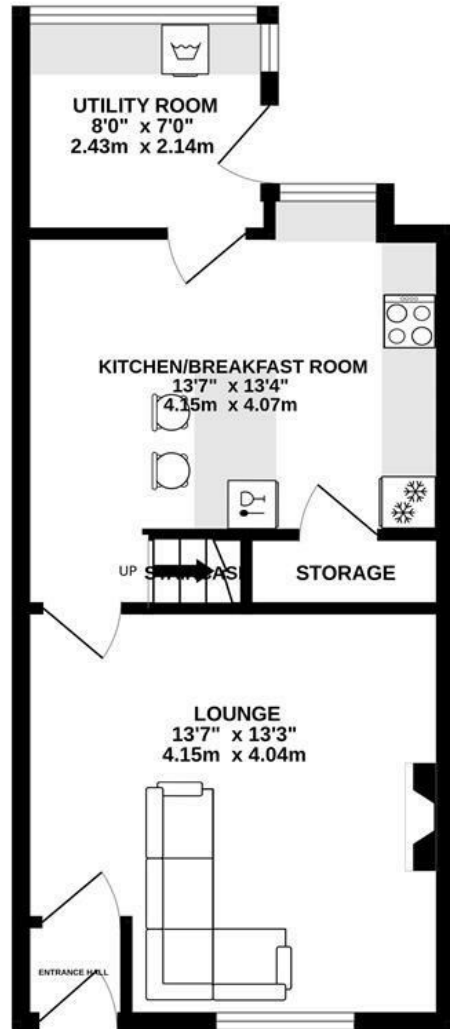




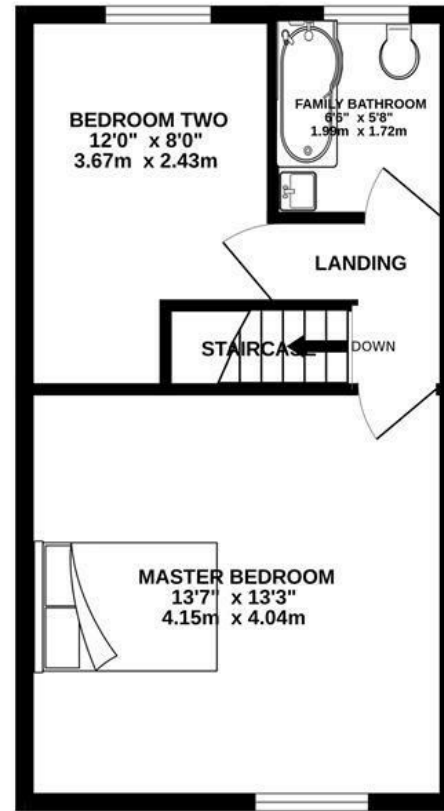


BEN ROSE

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.

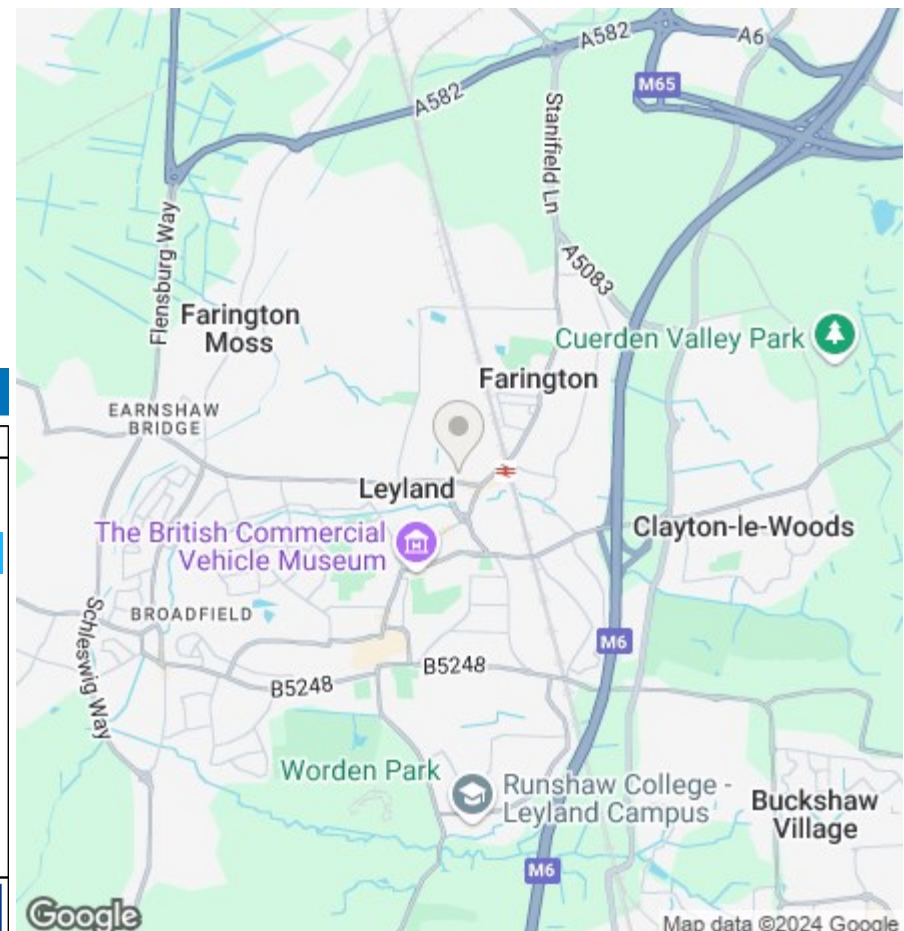


TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	45