



Hewitt Street, Leyland

Offers Over £165,000

Ben Rose Estate Agents are delighted to present a rare opportunity to acquire this versatile three-story property, comprising two self-contained units. Perfect for investors or those seeking a multi-generational living solution, this home offers both flexibility and potential in a highly sought-after location. Nestled in the heart of Leyland, the property is ideally situated within walking distance of Leyland train station and the town centre. Its prime location also provides excellent connectivity, with easy access to the M61 and M6 motorways, making it an ideal choice for commuters and those seeking central convenience. Both units are currently tenanted. The rental earnings can be provided on request.

The ground-floor apartment is accessed through a private entrance at the front. It features a spacious lounge/kitchen with an integrated oven and hob, a well-proportioned bedroom, and a separate three-piece shower room.

The upper-level apartment spans the first and second floors and is accessed via a private external staircase at the rear of the property. The first floor comprises two generously sized bedrooms and a separate three-piece shower room. On the second floor, you'll find a spacious lounge and a separate kitchen/diner with an integrated oven and hob.

Externally, the property benefits from ample on-street parking at the front, while the rear offers a good-sized stone yard, serving the upper-level apartment.

Viewing at your earliest convenience is highly recommended to avoid disappointment.







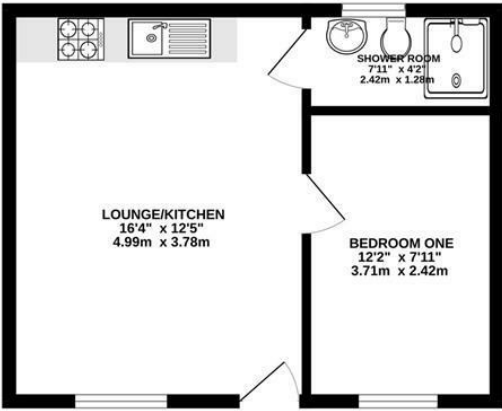




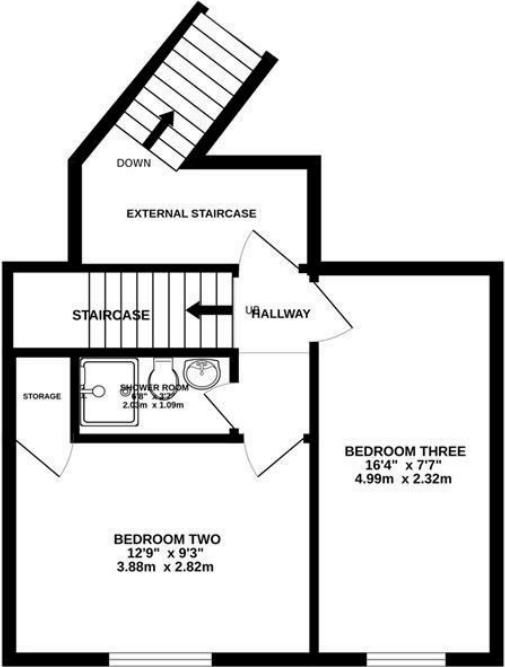


BEN ROSE

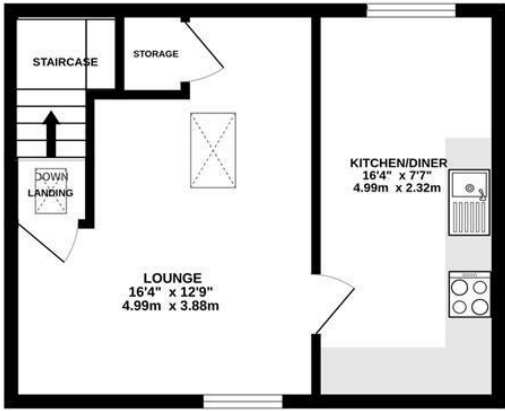
GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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	

Environmental Impact (CO ₂) 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	

