



Balshaw Road, Leyland

Guide Price £110,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, ideally situated in the heart of Leyland. Recently redecorated throughout to include a new bathroom, kitchen and located in a desirable area, this property offers a wonderful opportunity for first-time buyers. Leyland itself boasts a range of amenities, including shops, schools, and recreational facilities, all within easy reach. The home also benefits from excellent travel links, with convenient access to the M61 and M6 motorways, ensuring effortless commuting.

As you enter the property, you are greeted by a spacious reception hall, providing a warm and inviting atmosphere. To the right, there is a storage cupboard for your convenience, along with additional storage space under the stairs. Moving through the ground floor, you'll find an open-plan lounge and dining room layout. The dining room, located at the front of the home, offers ample space for a large family dining table, perfect for entertaining guests. The lounge area benefits from patio doors, flooding the room with natural light and providing easy access to the garden, seamlessly merging indoor and outdoor living. The modern kitchen, also located on the ground floor, is of a good size and features ample worktops, allowing for easy meal preparation also with an integrated fridge freezer. There is plenty of room to accommodate freestanding appliances, a large pantry and a single door provides additional access to the garden.

Heading upstairs to the first floor, you will find three spacious double bedrooms, providing comfortable living spaces for all family members. Two of the bedrooms benefit from built-in storage space, helping you stay organized and decluttered. Completing the first floor is a large three piece family bathroom, with an over the bath shower.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







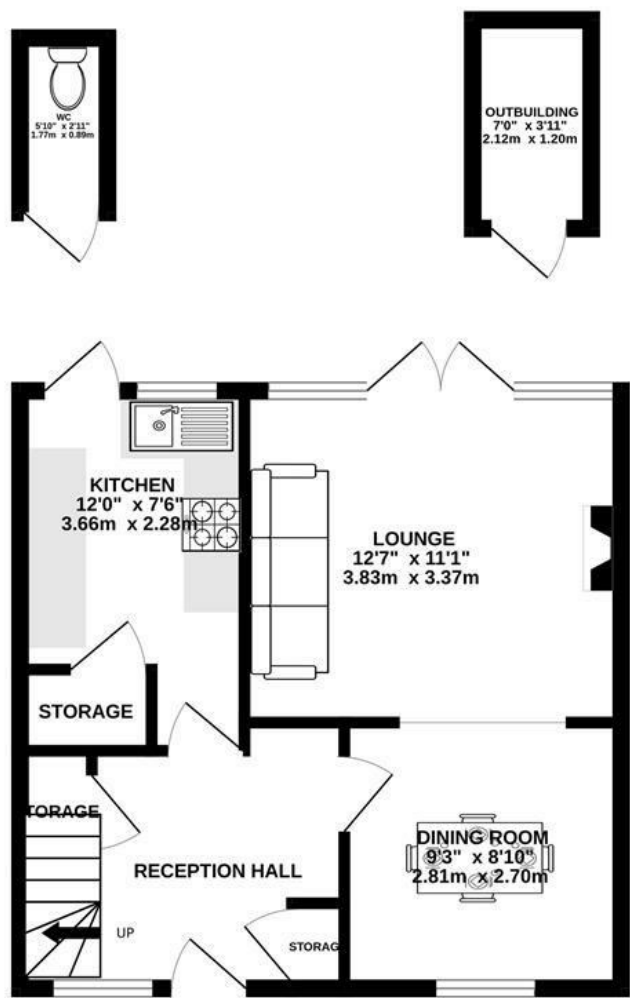




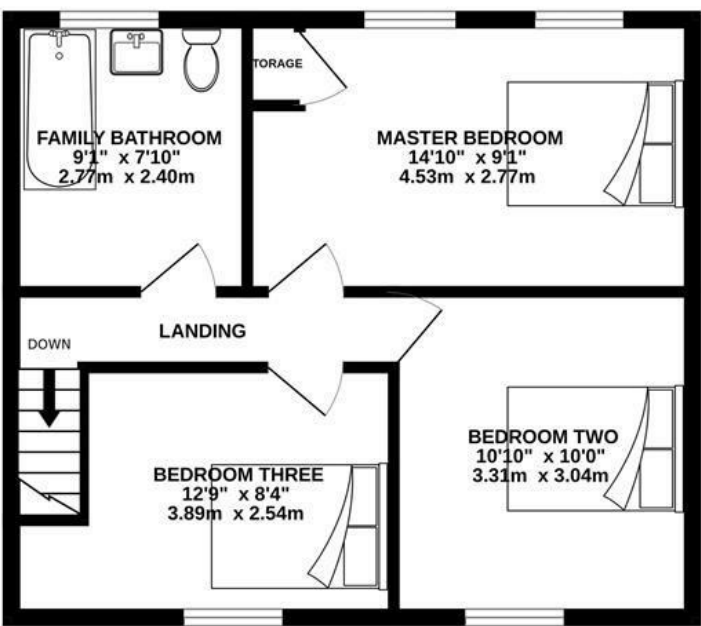


BEN ROSE

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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	72	84
(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		