



Edward Street, Leyland

£150,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, mid-terrace property, ideally located in the heart of Leyland town centre. This home is perfectly positioned for families and first-time buyers alike, with superb local amenities, shops, and highly regarded schools right on the doorstep. Leyland train station, offering direct links to Manchester and Preston, is only a short distance away, while excellent access to the M6 and M61 motorways makes this property ideal for those who commute. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you're greeted by the welcoming porch that provides convenient access to the spacious lounge. The lounge boasts a generous size, complete with a feature fireplace that adds warmth and character, and a large front-facing window that allows for plenty of natural light. From here, you'll find access to the staircase and the remainder of the ground floor rooms. At the rear of the property is the good-sized kitchen/diner, offering ample wall and base units, perfect for all your storage needs. This space is further enhanced by a charming bay window, and a large under-stair storage cupboard, ensuring practicality and organisation. The rear porch found just off the diner is another handy addition, providing extra storage for outdoor belongings and direct access to the rear garden.

Moving upstairs, the first floor houses three well-proportioned double bedrooms, all offering ample space for furniture and personal touches. The master bedroom further benefits from integral storage, maximizing the available space. Completing this floor is the family bathroom, featuring a three-piece suite with an over-the-bath shower, perfect for busy mornings or relaxing evenings.

Externally, the property offers ample on-road parking to the front as well as off-street parking to the rear. The rear garden is a real highlight, being South-facing and offering an excellent level of privacy thanks to tall wooden fencing. This outdoor space features a mix of lawn and patio, ideal for entertaining, relaxing, or letting the kids play. An established apple tree adds a charming touch to the garden's character.

Overall, this property is the perfect home for first-time buyers or families looking to take advantage of the excellent location, spacious rooms, and fantastic garden.







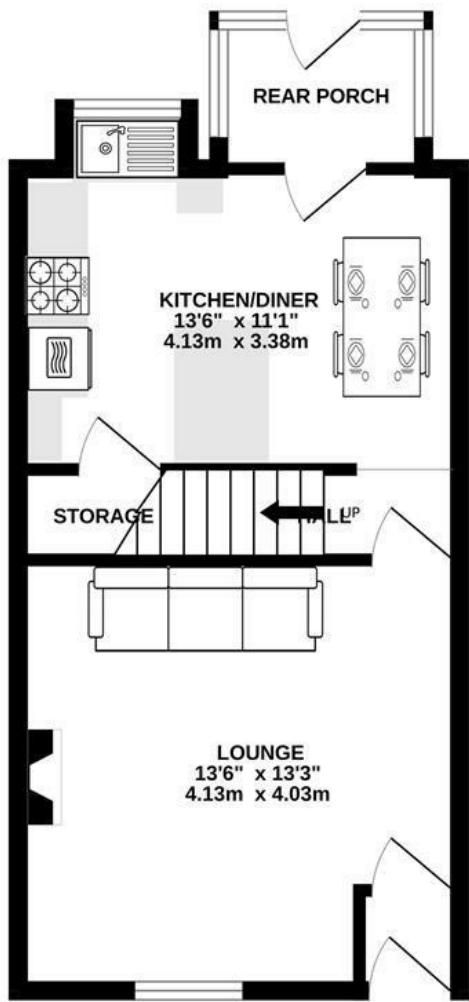




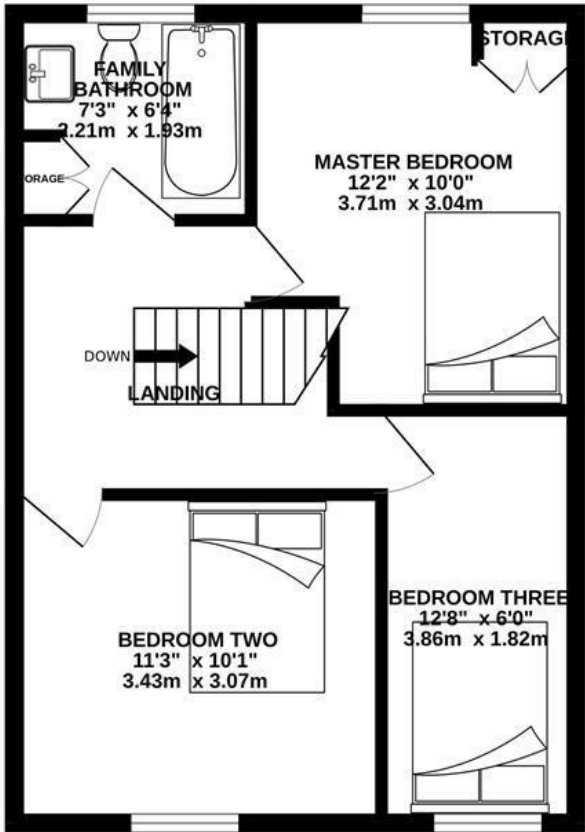


BEN ROSE

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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

