



Harrock Road, Leyland

£170,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached home in the heart of Leyland, Lancashire. Situated on a peaceful residential street, this property is being marketed with NO ONWARD CHAIN and is perfect for families looking to make a house their own. The home offers a fantastic opportunity for modernisation, making it an excellent project for those looking to add their own personal touch. Located conveniently close to Leyland town centre, it enjoys excellent access to local amenities, schools, and shops. For commuters, Leyland train station and bus links are just a short distance away, while the M6 and M61 motorways provide seamless connections to nearby towns and cities, including Preston and Chorley.

Upon entering the home, you are welcomed by an entrance hall that sets the tone for the property. The spacious front lounge features a charming fireplace and offers a cozy family living area, while the staircase to the first floor is thoughtfully positioned here. Moving towards the rear, you'll find the open-plan kitchen/diner, a versatile space that could be ideal for family meals or entertaining. This area flows seamlessly into the garden room, which provides additional space and could even be used as a utility room, with direct access to both the garden and the driveway.

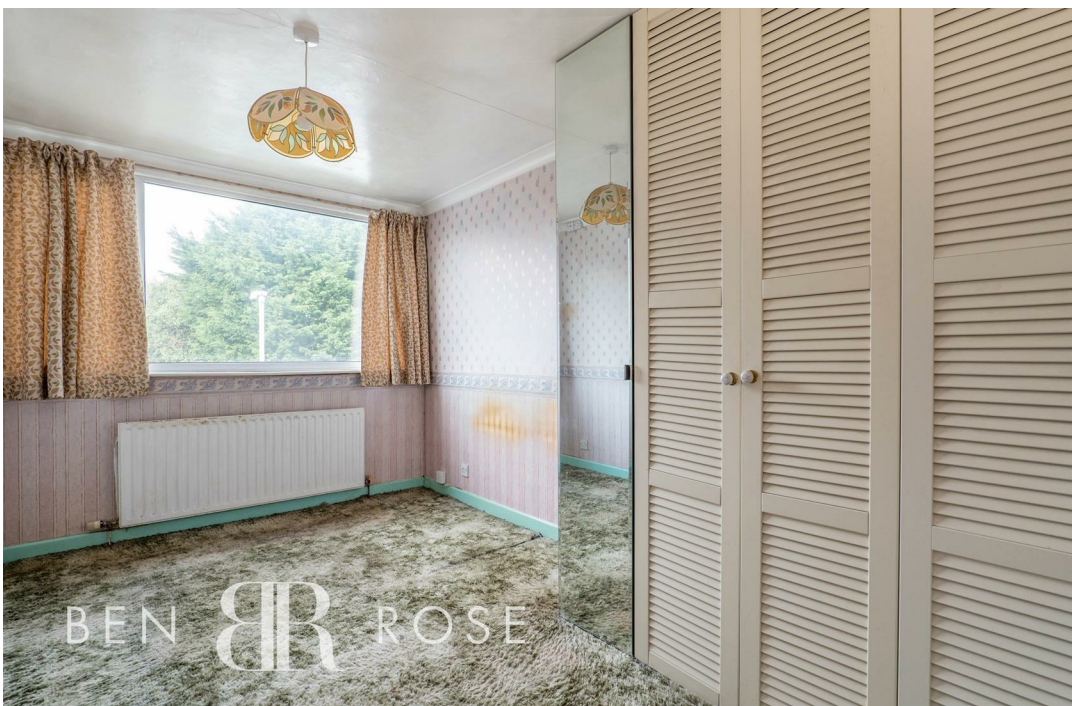
The first floor houses three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, offering ample storage space, while the two additional bedrooms provide flexibility for family use or a home office. Completing the first floor is a three-piece family bathroom with a bath, WC, and hand basin.

Externally, the property boasts a driveway with parking for up to three cars, complemented by a front lawn for added curb appeal. A single detached garage is situated towards the rear of the home, offering further parking or storage options. The rear garden features a well-maintained lawn, perfect for outdoor family activities. Additionally, a small plot of land located across from the home further enhances the outdoor space.

This charming home, offered with no onward chain, presents a wonderful opportunity to create your ideal family home in a sought-after location.





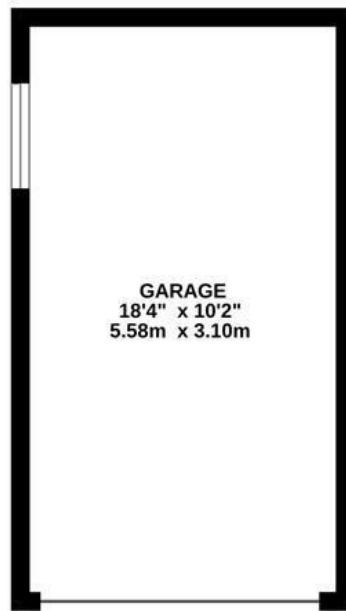
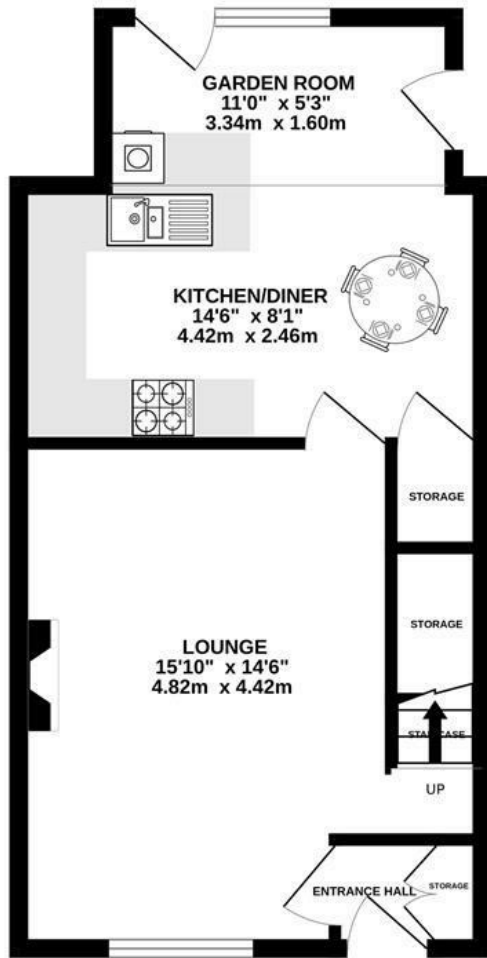




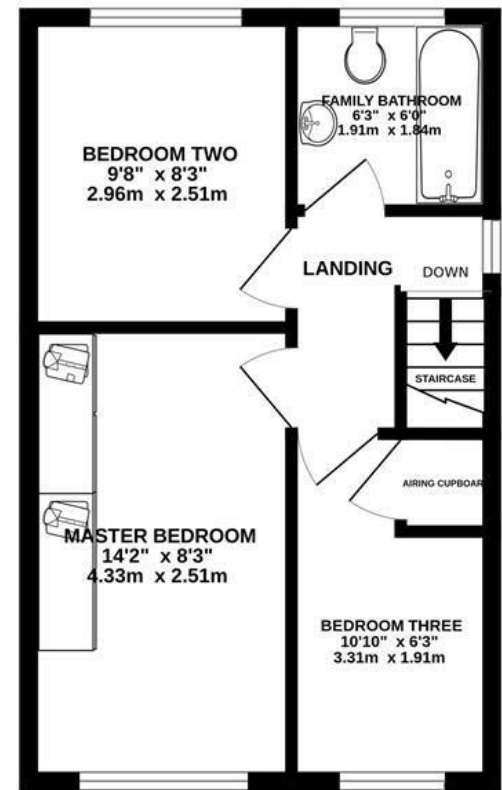




GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.

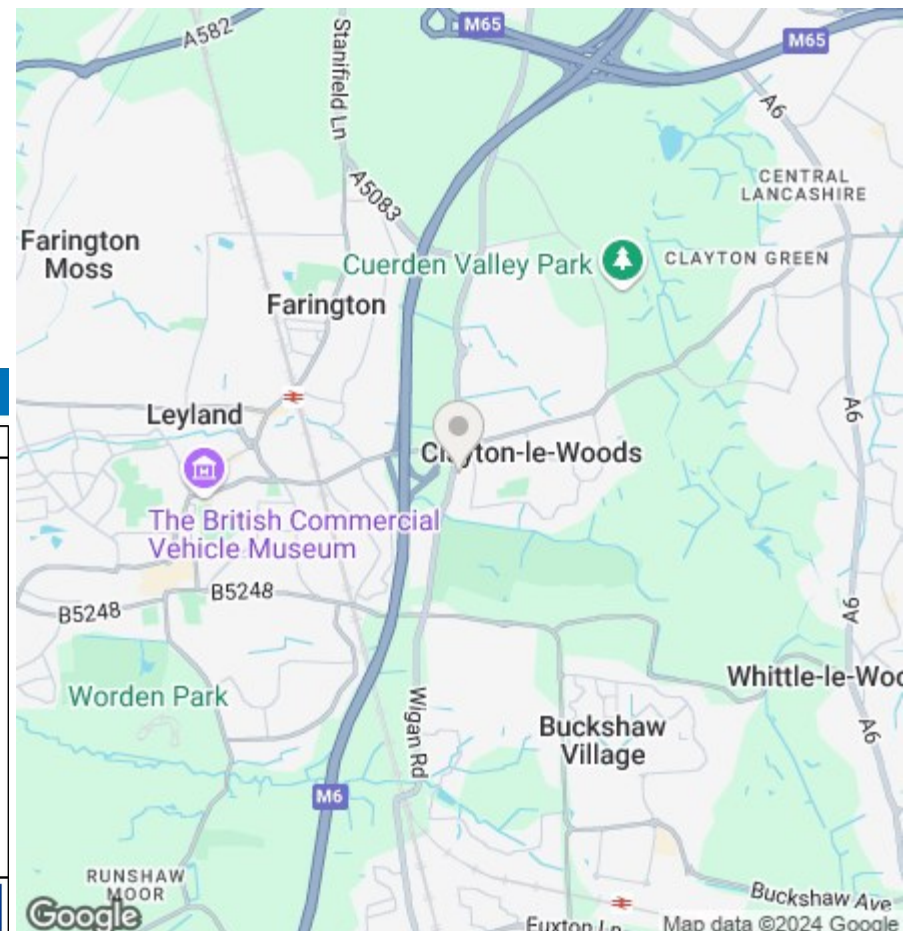


TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

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		
(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 (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	