



Mosley Street, Leyland

Offers Over £170,000

Ben Rose Estate Agents are delighted to present this charming three-bedroom end-terraced home, situated in a highly convenient location in the heart of Leyland. Perfectly positioned close to a variety of local amenities and offering excellent travel links, this property is an ideal choice for first-time buyers seeking a blend of comfort, practicality, and modern living.

Upon entering, you are greeted by a spacious porch that provides access to both the staircase and the inviting lounge. The lounge is generously sized, featuring a stylish electric fireplace as its focal point, complimented by dual-aspect windows that fill the room with natural light. From here, you can access the well-appointed kitchen. The kitchen is modern and expansive, fitted with ample wall and base units, an integrated hob and oven, and plenty of space for freestanding appliances. A large under-stair storage cupboard enhances the practicality of the space, while a door leads directly to the rear garden, making it ideal for both everyday living and entertaining.

On the first floor, the property boasts three bedrooms, two of which are spacious enough to accommodate double beds comfortably. The third bedroom offers versatility, serving as a perfect home office or study to suit modern needs. Completing this floor is a contemporary three-piece family bathroom, complete with a bath and an over-the-bath shower, ensuring both convenience and functionality.

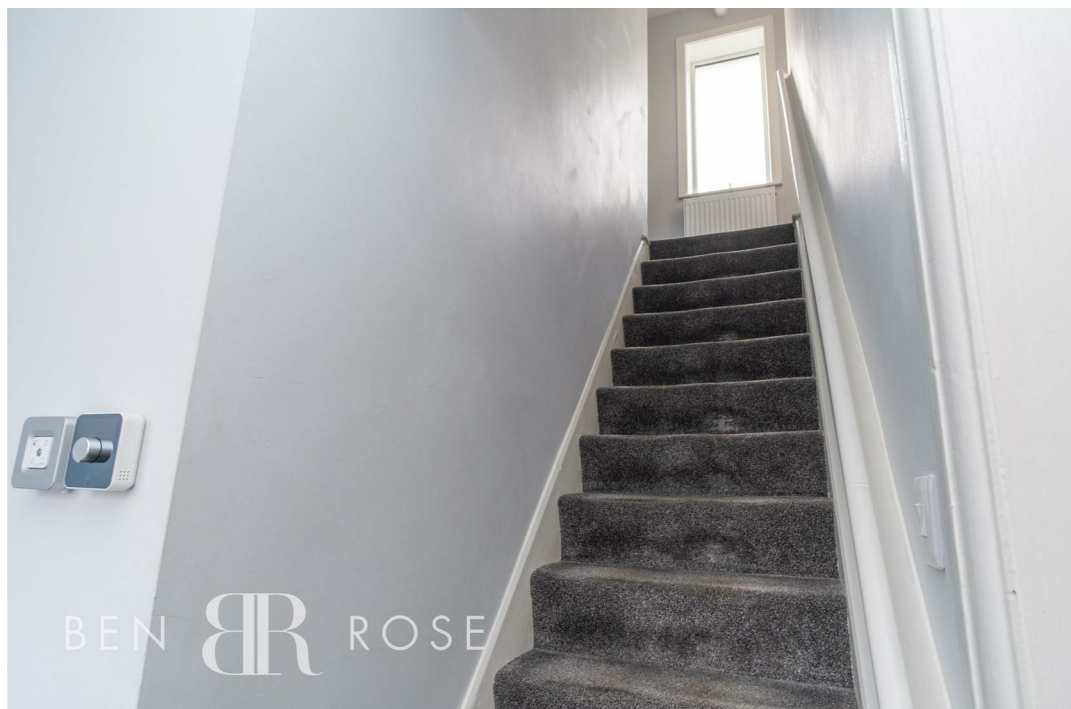
Externally, the property continues to impress. At the front, there is permit parking available for residents, with additional parking and an EV car charger situated at the rear, allowing for convenient vehicle charging during off-peak hours. The rear garden is a standout feature, showcasing a beautifully landscaped space that enjoys ample sunlight thanks to its south-facing orientation. Enclosed by fencing for privacy, it includes a large decked area, a patio, and two outbuildings. The larger outbuilding houses a washing machine, with the smaller ideal for storage, adding to the home's practicality.

The property has seen recent improvements, including a new roof installed in December 2023. Additionally, planning permission has been granted for a double-storey rear extension, offering exciting potential for future expansion. This delightful home is ready to move into, providing an excellent opportunity to settle into a central Leyland location with style and ease.



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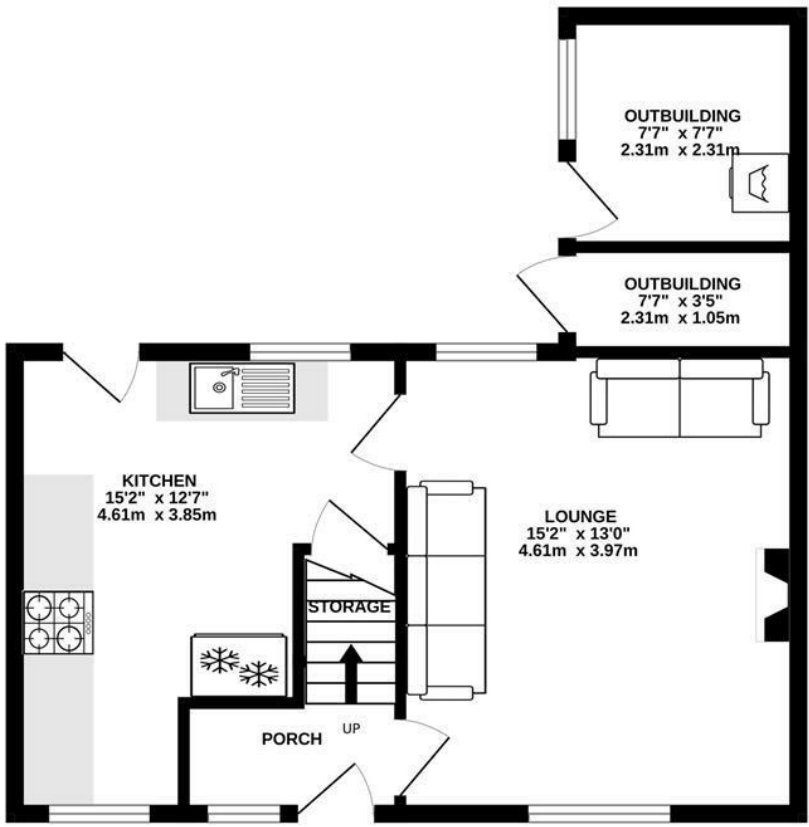




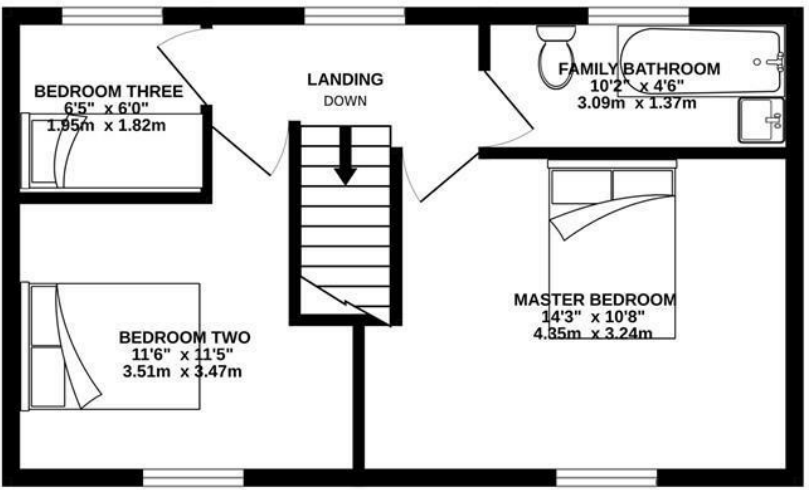


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GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.




TOTAL FLOOR AREA : 856 sq.ft. (79.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
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 