



## Mosslands, Leyland

**Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terrace property, situated in a sought-after residential area of Leyland. A perfect option for first-time buyers, this home offers comfortable living in a peaceful and well-connected location.

Ideally positioned near Leyland town centre, the property is surrounded by superb local parks, shops, and amenities. It also benefits from fantastic travel links, with the nearby train station and easy access to the M6 and M61 motorways, making commuting effortless.

Upon entering the property, you are welcomed into the kitchen—a bright and inviting space featuring contemporary wall and base units, an integrated oven and hob, and room for additional freestanding appliances. From here, you step into the spacious lounge, which houses the staircase leading to the upper level. The lounge boasts a charming feature fireplace and double patio doors that open onto the garden, creating a seamless indoor-outdoor connection.

Upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece shower room completes this floor.

Externally, the front of the property features a detached driveway providing off-road parking for up to four vehicles. To the rear, a delightful south-facing garden offers a low-maintenance flagged patio and a stone garden area, complete with a convenient storage shed.

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





















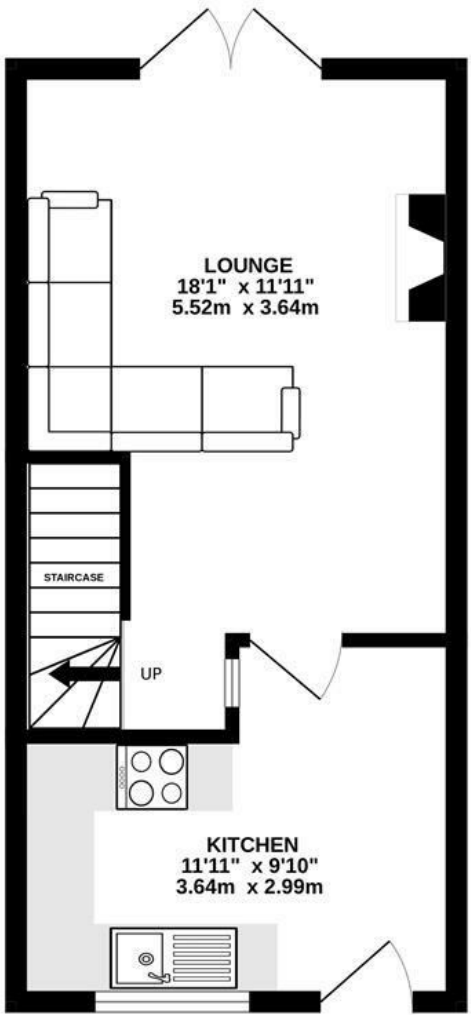




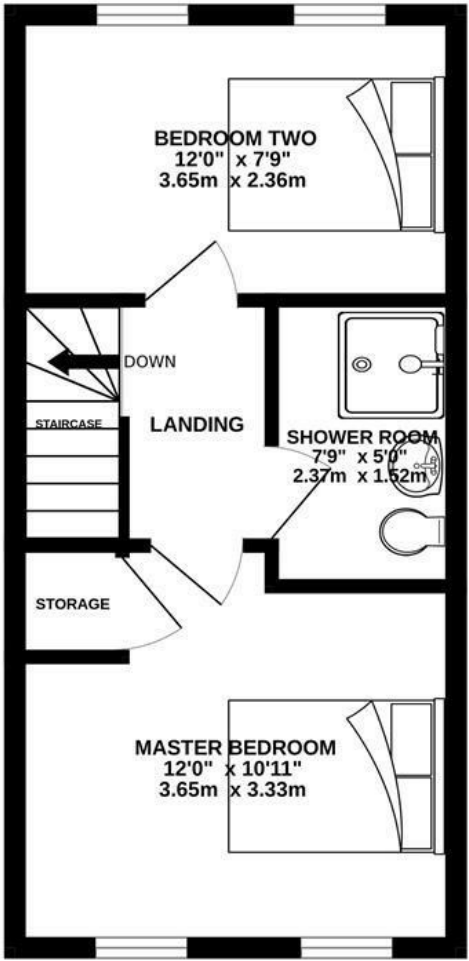


# BEN ROSE

GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

