



## Belgrave Road, Leyland

**Offers Over £149,995**

Ben Rose Estate Agents are delighted to bring to market this three bedroom, end-terrace property in Leyland. This would be an ideal home for a family or first time buyer looking to get onto the property ladder. The property is situated on a quiet cul de sac just a short walk to Leyland's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, featuring a beautiful bay window that creates a perfect window seat area, along with a charming fireplace. Moving through, you enter the kitchen/diner. The kitchen provides ample storage and worktop space, with room for integrated appliances and a dining table. Situated in the kitchen is useful under-stairs storage that would function as a great pantry as well as a single WC providing convenience for the downstairs floor. To the rear is the bright conservatory that provides access to the rear garden and is flooded with natural light.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three both being doubled and benefiting from integrated storage. Completing the floor is the family bathroom.

Externally, the front of the property offers on-street parking and an enclosed front garden. At the rear, there is a well kept garden that offers a perfect place for outdoor relaxation.

Overall this is an ideal investment for those looking to get on the property ladder as well as being in a desirable location.





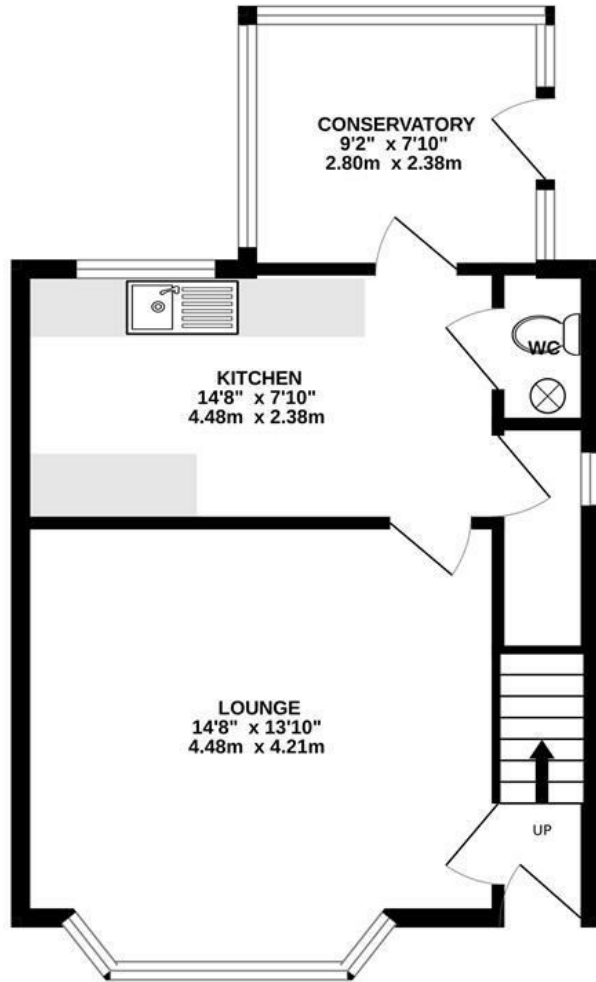




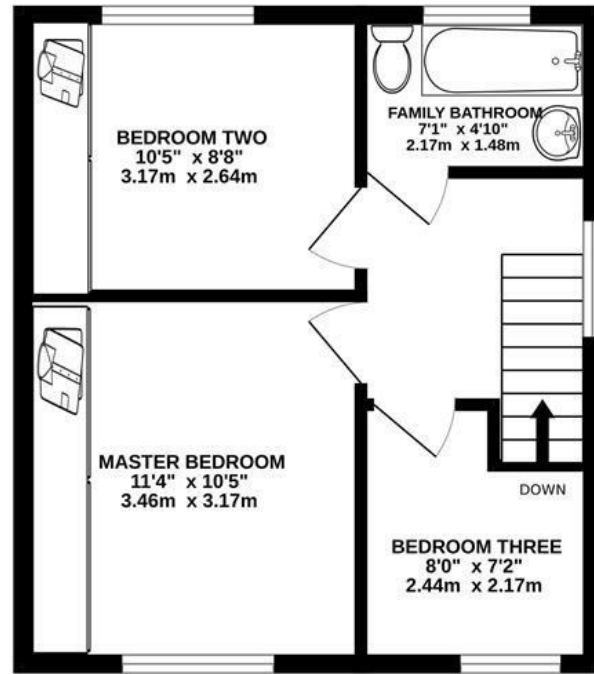




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.

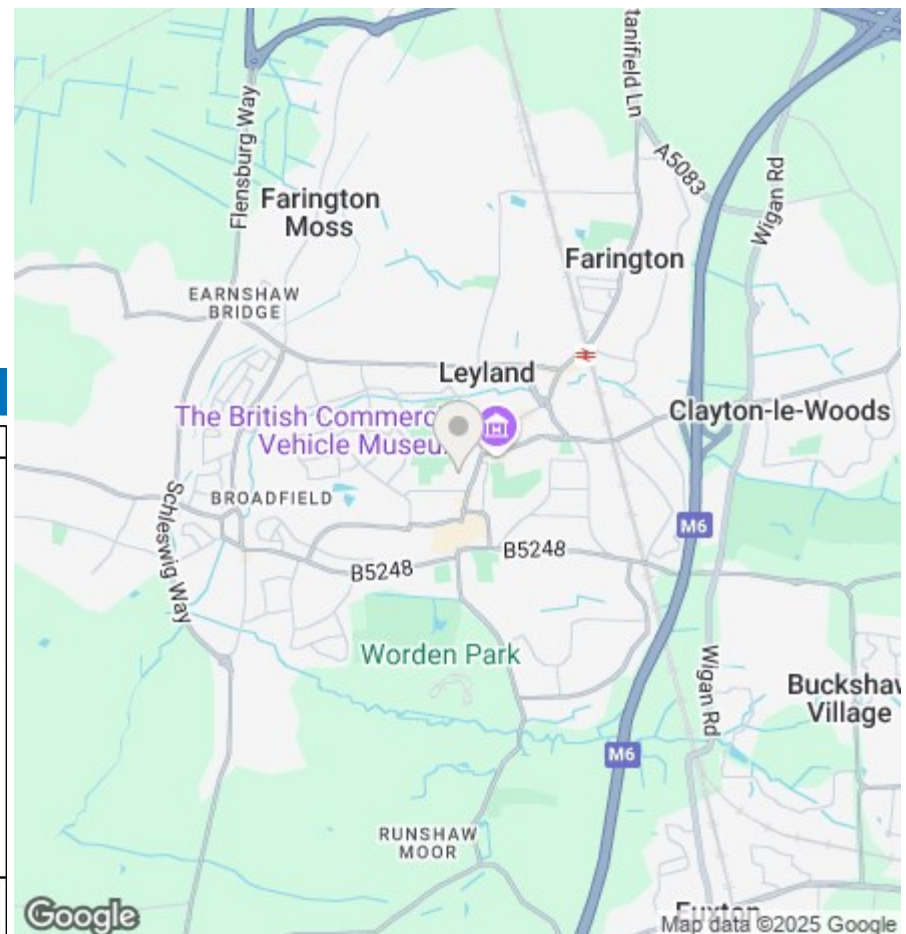


TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	79
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	