



## Dunkirk Lane, Leyland

**Offers Over £115,000**

Ben Rose Estate Agents are pleased to present to market this two-bedroom, mid-terrace home situated in a popular and well-connected area of Leyland. Offered with NO ONWARDS CHAIN, this property presents an ideal opportunity for first-time buyers looking to step onto the property ladder or buy-to-let investors seeking a promising addition to their portfolio. Set just a short walk from Leyland town centre, the home benefits from easy access to a wide selection of local shops, cafes, schools, and supermarkets. For those who commute, Leyland train station is only a few minutes away, offering regular services to Preston, Manchester and beyond, while excellent bus links and the nearby M6 and M61 motorways provide quick routes to surrounding towns and cities such as Chorley, Preston, and Manchester.

Upon entering the home, you're welcomed into an entrance hall that sets the tone for the rest of the property. To the front, the spacious lounge features a central fireplace and large front-facing window that floods the room with natural light, offering a comfortable space for relaxation. Moving towards the rear, the kitchen/diner is fitted with an integrated oven and provides ample room for a small dining table. A staircase conveniently sits just off the kitchen, maintaining a practical layout. Beyond the kitchen, the family bathroom is located at the rear of the property, with a three-piece suite and scope for modernisation.

Upstairs, the home offers two generously sized double bedrooms. The master bedroom is positioned at the front of the property and has a built-in wardrobe along with its own charming feature fireplace, adding character to the space. The second bedroom, located to the rear, also offers plenty of room and natural light, ideal for a guest room, home office, or children's bedroom.

Externally, the property benefits from rear access via a private road that runs behind the row of terraces, leading directly to the garage, offering both parking and useful storage. The home also features a low-maintenance rear yard, ideal for outdoor seating or potted plants. With new carpets recently fitted and the potential for modernisation throughout, this property offers excellent value and a chance to personalise your first home or investment in a well-connected part of Leyland.





















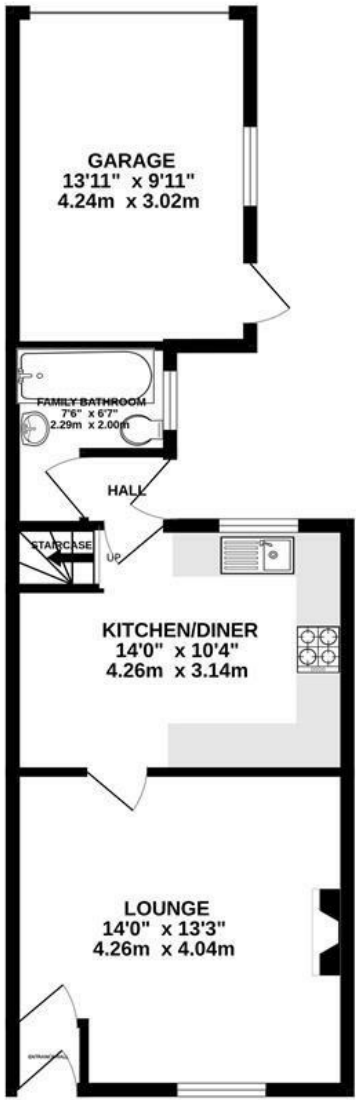




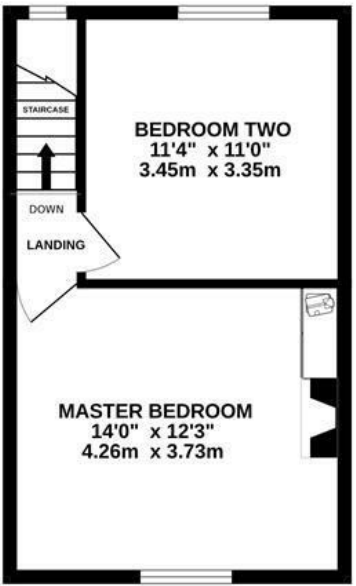


# BEN ROSE

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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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		
(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 (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	

