



Lever House Lane, Leyland

£170,000

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, three-bedroom, semi-detached property, located in a highly sought-after residential area on the edge of Farington. In need of modernisation, the property would suit investors, first-time buyers, or families looking to add value and personalise their home. The property is conveniently situated within commuting distance of all major Northwest towns and cities via the M6 and M61 motorways, while also benefiting from excellent local schools, shops, and amenities.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the right, the spacious lounge includes a feature fireplace and a large window overlooking the front aspect. Double doors lead into the dining room, which provides ample space for a large family dining table and flows through to the kitchen. The kitchen offers generous storage and an integrated oven and hob, with access back to the entrance hallway, convenient understairs storage, and a single door leading out to the side of the property.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from fitted storage. A three-piece family bathroom with an over-the-bath shower completes the first floor.

Externally, the property includes a gated driveway at the front providing off-road parking for one vehicle. Additional parking is available at the rear, with up-and-over access to the single detached garage. The rear garden is generously sized, featuring a low-maintenance flagged patio and established borders.

Early viewing is highly recommended to avoid disappointment.







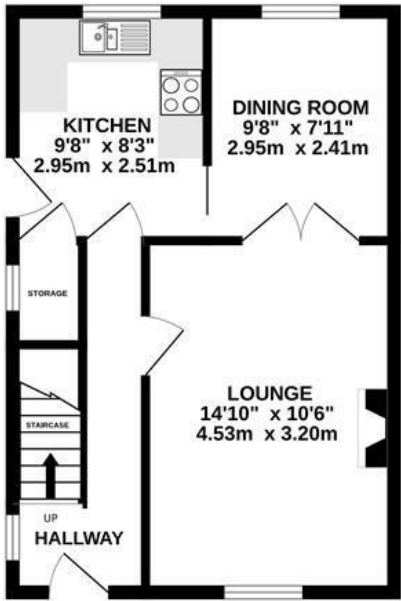




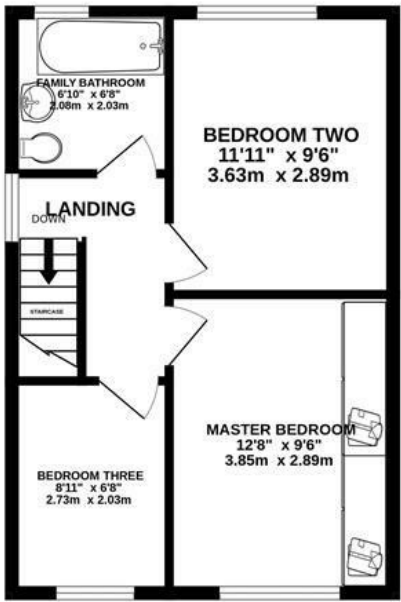


BEN ROSE

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 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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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		
	52	72
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	

