



Robin Hey, Leyland

Offers Over £150,000

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious three-bedroom terraced home, ideally situated just outside Leyland town centre. This charming property is perfect for first-time buyers and offers easy access to a range of local amenities, including shops, schools, and excellent transport links. Convenient bus routes and nearby motorways ensure smooth connections to surrounding areas, making it an ideal home for both commuters and families alike.

Upon entering the property, you are greeted by a welcoming entrance hallway with a staircase leading to the first floor. The hallway flows through to the modern kitchen, which is set in an open-plan layout with the spacious lounge and dining area. The kitchen provides ample storage and space for freestanding appliances, while the lounge features a charming multi-fuel burner and two front-facing windows that fills the room with natural light. The dining area comfortably accommodates a family-sized dining table and benefits from patio doors opening into the conservatory at the rear. The bright and airy conservatory offers versatile additional living space and provides access to the garden through sliding patio doors.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from fitted storage. Additional storage can be found on the landing, and the three-piece family bathroom with an over-bath shower completes this level.

Externally, the property features a private driveway to the front, providing off-road parking for one vehicle. There is also useful outdoor storage and an external tap for convenience.

To the rear, the generously sized garden includes a flagged patio and a stone garden area, extending slightly beyond the rear fence and backing onto Paradise Park, which can be easily accessed.

Early viewing is highly recommended to avoid disappointment.

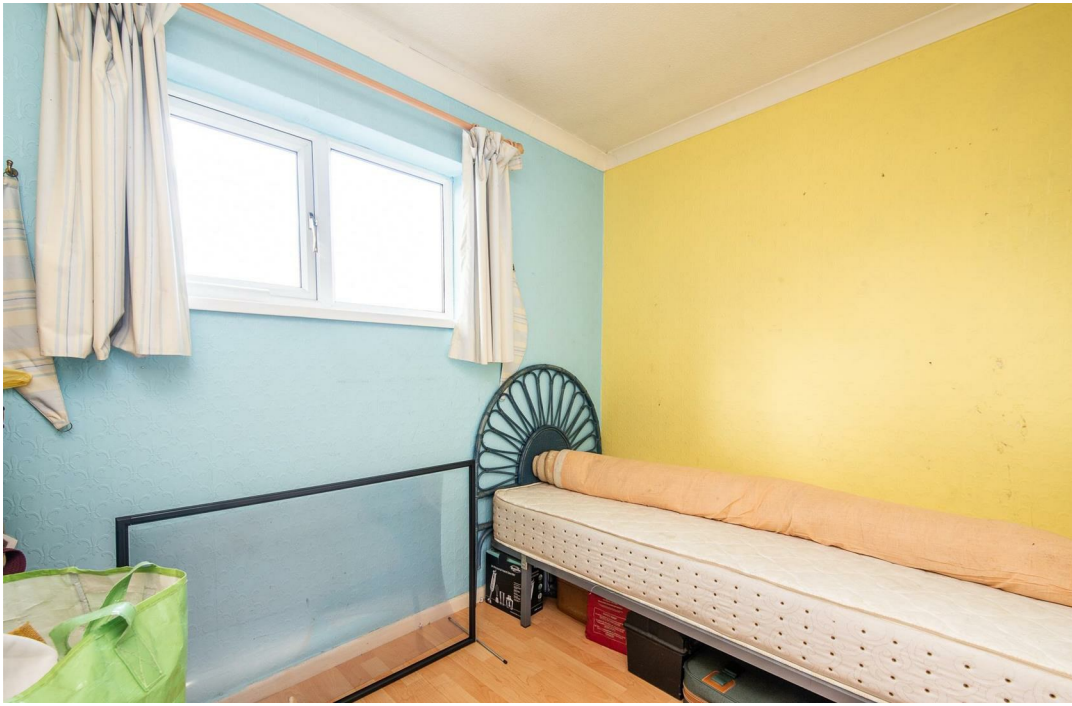






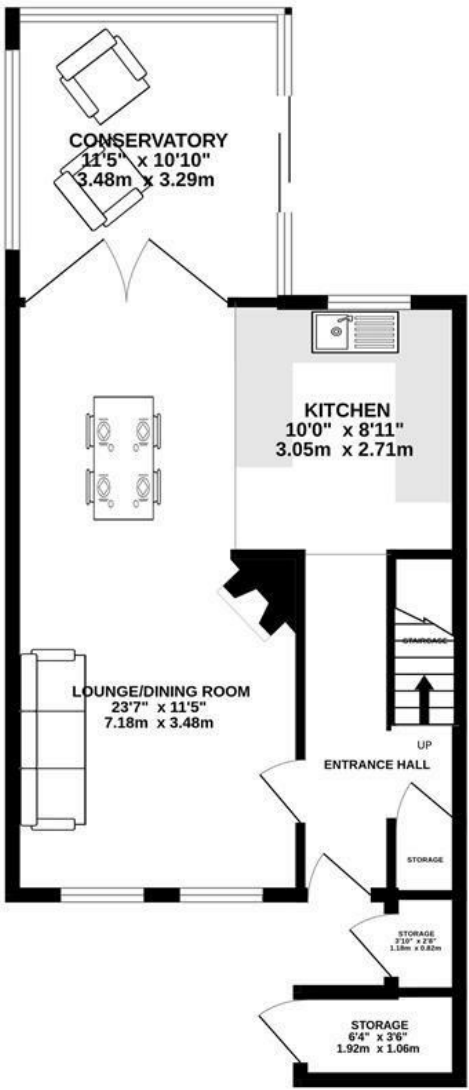




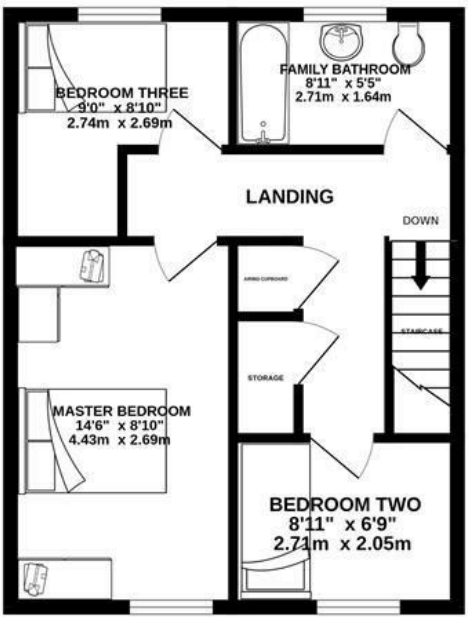


BEN ROSE

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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		
	74	80
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 	

