



## Sandy Lane, Leyland

Guide Price £175,000

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom, steel framed construction semi-detached property, ideally positioned on a popular residential street in the heart of Leyland. Well presented throughout, the home offers comfortable and versatile living space, perfect for families, first-time buyers, or professionals. The property is conveniently located within walking distance of well-regarded schools, supermarkets, and a range of local amenities, as well as Leyland town centre. Commuters will also appreciate the excellent transport connections, including nearby Leyland train station, regular bus services, and easy access to both the M6, M61 and M65 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a central staircase leads to the upper level. On the right, you will find the spacious lounge, which benefits from dual-aspect windows to the front and rear, allowing natural light to flow throughout the room. From here, you can access the traditional kitchen, equipped with a Belfast sink and range-style cooker. The kitchen offers ample storage, along with an integrated fridge and dishwasher, and a single door leading out to the rear garden. The kitchen then flows seamlessly into the dining room, which provides generous space for a family dining table and benefits from a large front-facing window.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom featuring integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, the home boasts a secluded front lawn along with a private driveway providing off-road parking for multiple vehicles. The driveway extends along the side of the property and leads to a single detached garage at the rear. To the rear is a low-maintenance garden with a stone patio, perfect for relaxing or entertaining.

**Auctioneer Comments** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

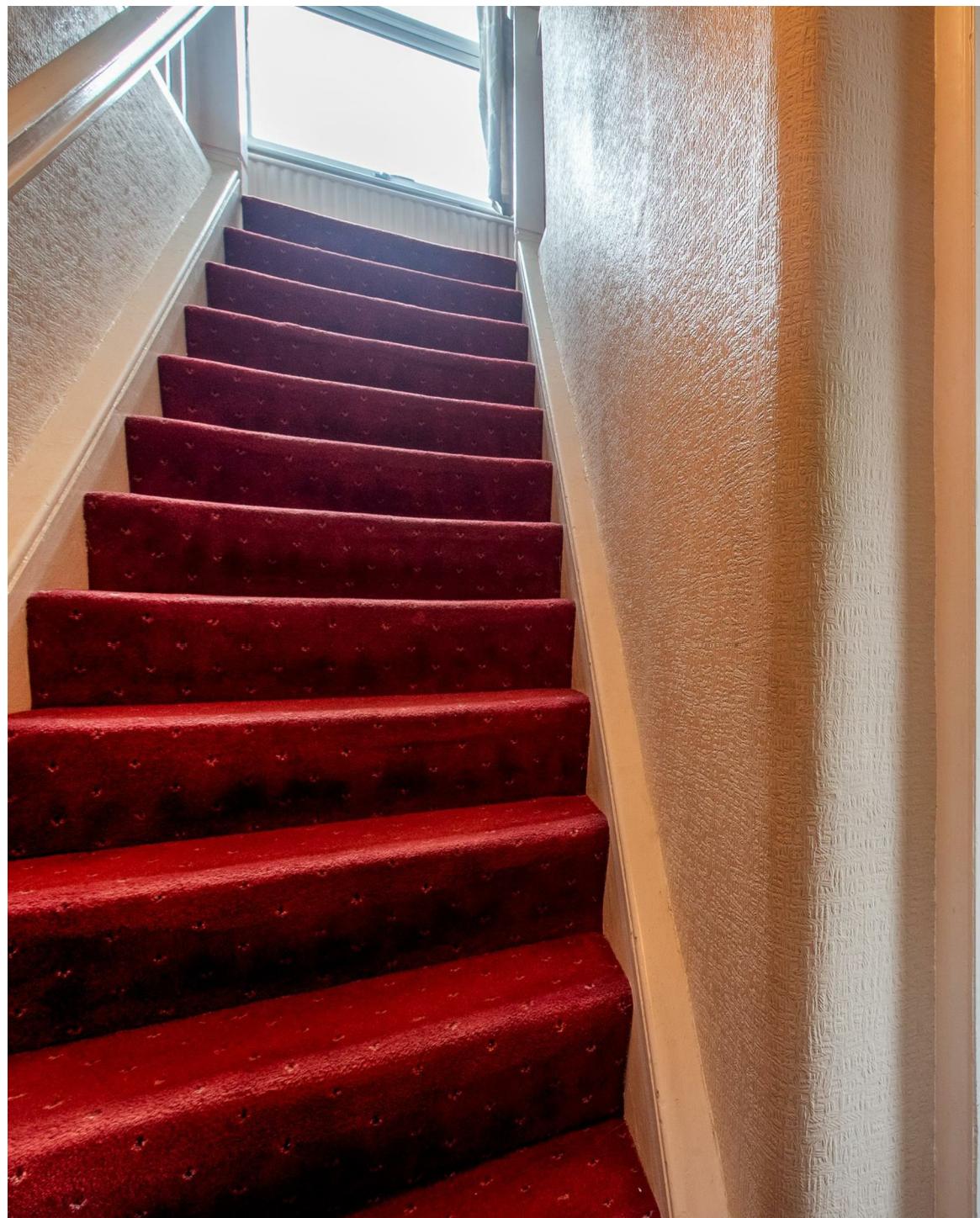
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

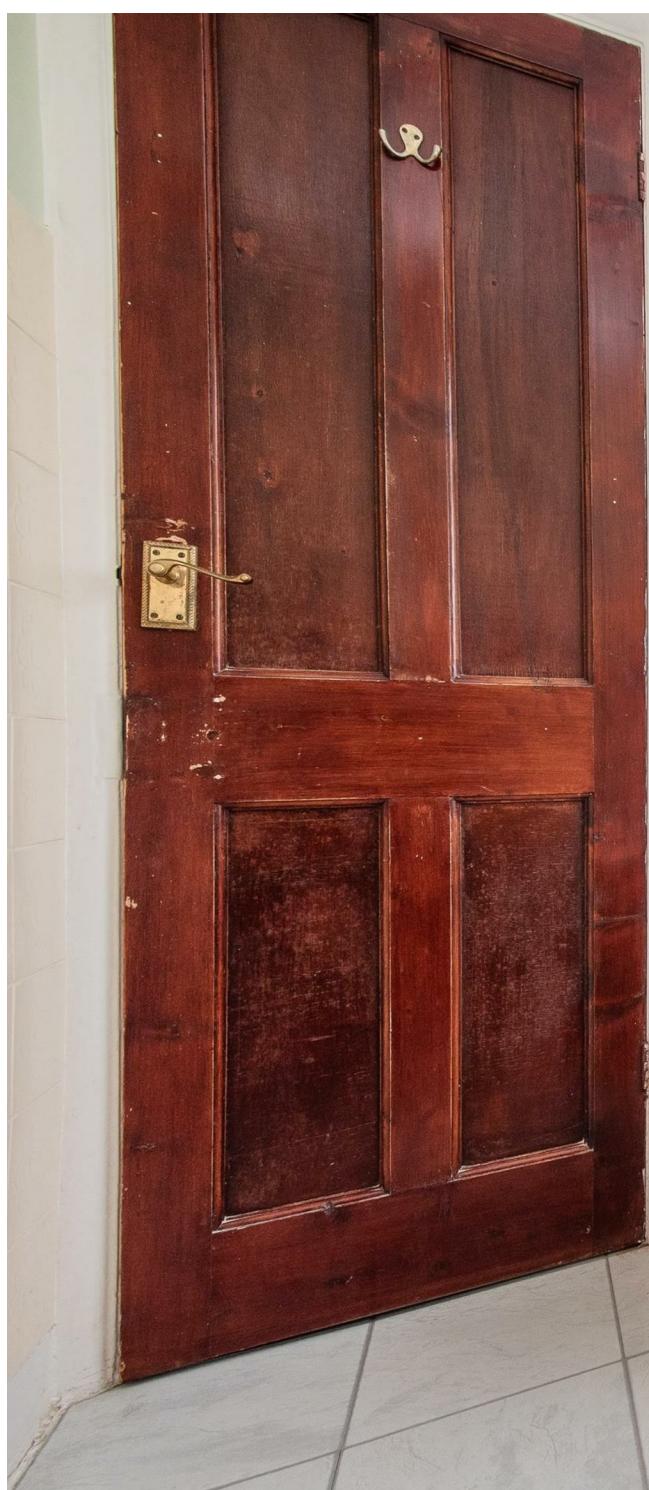






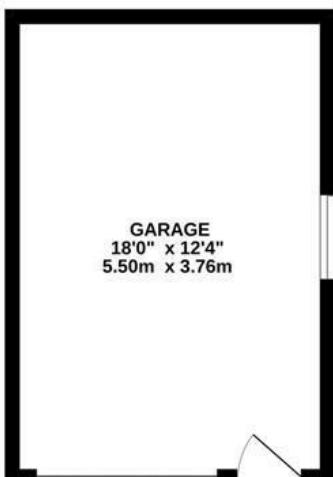




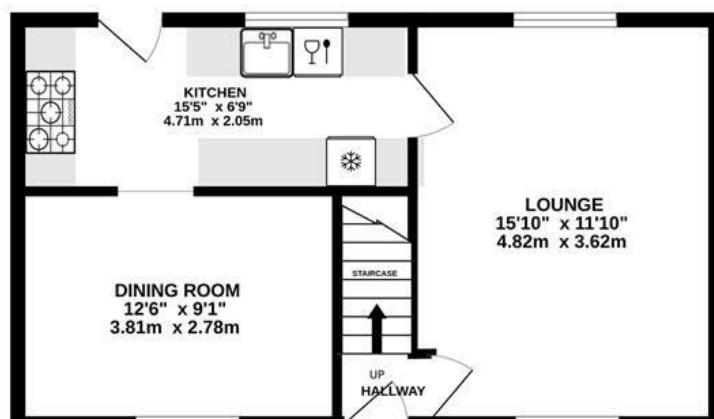
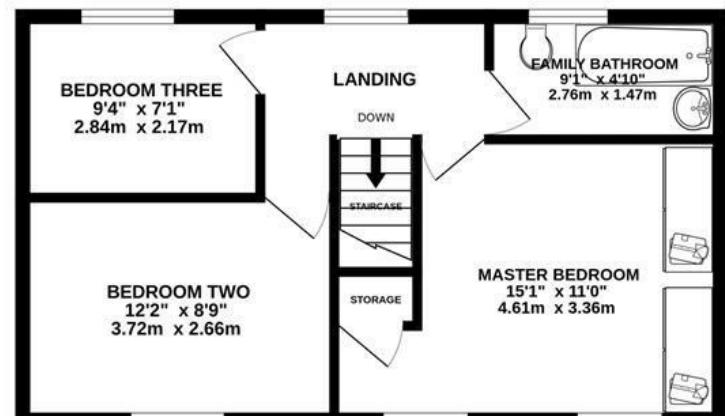


# BEN ROSE

GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.0 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	77
(55-68)	D	
(39-54)	E	59
(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	

