



Leyland Lane, Leyland

Offers Over £140,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom mid-terrace home, located in a highly sought-after area of Leyland, Lancashire. This charming property has been finished to an excellent standard throughout and would make an ideal purchase for first-time buyers or couples looking for a stylish, ready-to-move-into home. Perfectly positioned within walking distance of Leyland town centre, the property is surrounded by an abundance of local amenities, including shops, bars, restaurants, pubs, and well-regarded schools. Commuters will also appreciate the excellent transport links, with Leyland train station offering direct rail services to Preston, Manchester, and Liverpool, along with frequent bus routes and easy access to the M6, M61, and M65 motorways, making travel across the North West effortless.

Upon entering the property, you are welcomed into a bright entrance porch that opens into a spacious open-plan lounge and dining area. This beautifully designed space features a modern media wall, stylish décor, and French doors that lead out to the rear yard, filling the room with natural light. Clever under-stairs pull-out storage adds practicality to the home, while the modern fitted kitchen is located towards the rear, complete with contemporary units and integrated appliances that provide both function and flair.

Moving upstairs, the first floor hosts two generously sized double bedrooms. The master bedroom benefits from built-in wardrobes, offering ample storage space, while bedroom two provides flexibility for use as a guest room or home office. The modern four-piece family bathroom is finished to a high standard, featuring a walk-in shower, separate bath, and stylish fittings. The landing is also a standout feature, with LED lighting and a decorative feature wall adding a touch of sophistication.

Externally, the property boasts a small, well-kept front garden, while to the rear there is a paved yard with a seating area, ideal for outdoor relaxation or entertaining. There is also rear parking available, adding further convenience.

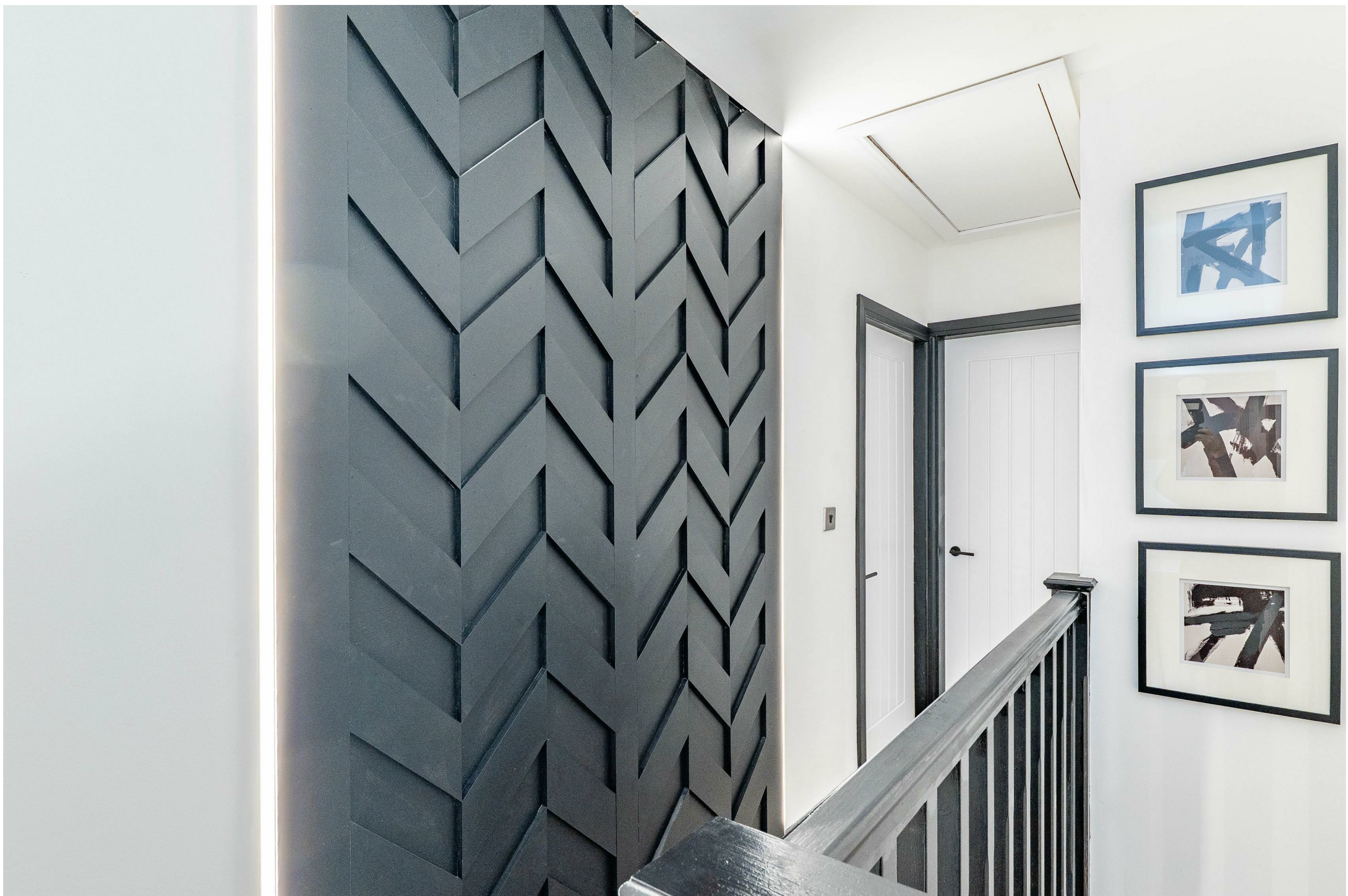
This stunning home combines contemporary living with everyday practicality and is perfectly situated for easy access to Leyland's amenities and transport links — an ideal choice for those seeking comfort, style, and location in equal measure.







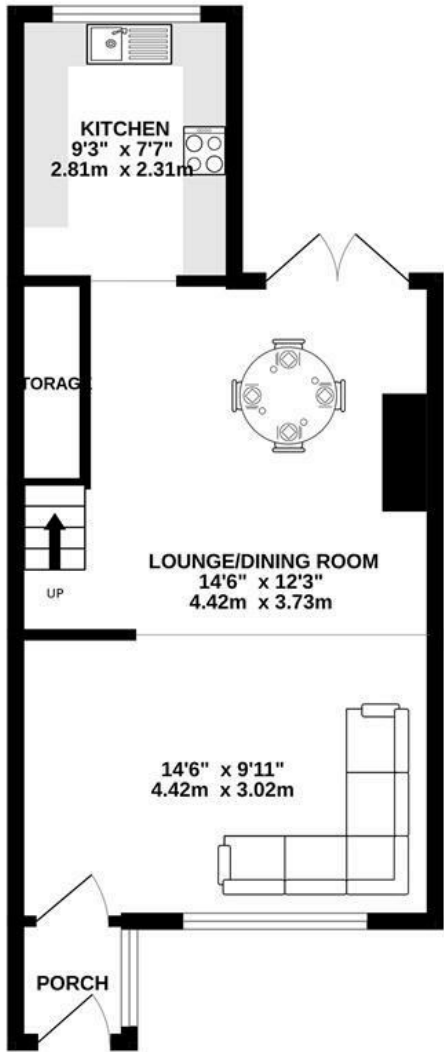




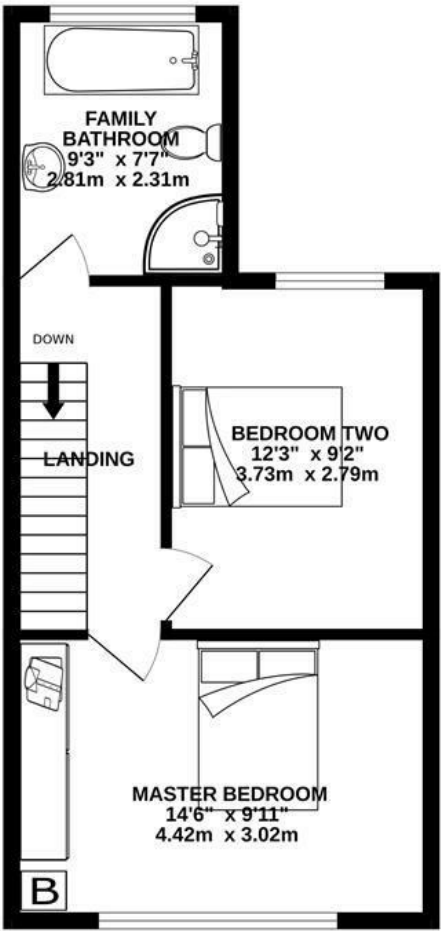


BEN ROSE

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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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 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	

