



## **Fox Lane, Leyland**

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom terrace in Leyland. This family home boasts a spacious open plan lounge/dining room/kitchen, making it ideal for modern living. Located in a delightful neighbourhood, the property enjoys easy access to a range of amenities, including shops and schools. Commuters will appreciate the excellent travel links, with the nearby train station and major road networks just a short distance away.

Upon entering, you're greeted by a welcoming vestibule that leads to the hallway. The ground floor features an open plan design, seamlessly connecting the lounge, dining room, and kitchen, creating a perfect space for family gatherings and entertaining. The ground floor is also home to a convenient WC.

As you ascend to the first floor, you'll find three well-appointed bedrooms. The master bedroom offers ample space, and the remaining two bedrooms are ideal for family members or guests. A well-equipped family bathroom completes the first floor.

The property also boasts a useful basement with two good-sized rooms, offering additional versatile space for a variety of uses. Both cellar rooms have windows and external access, ensuring they are bright and airy.

Moving to the exterior, the property features a large rear garden with a stone patio, lawn, and decking - perfect for outdoor activities and relaxation. There's also access to parking at the rear of the property.

In summary, this three-bedroom terrace in Leyland is the perfect family home, offering spacious open plan reception rooms, a useful basement, and a delightful rear garden. While needing a bit of work, the potential is huge, with its excellent location and ample amenities, it's a fantastic opportunity for those looking for a well-rounded and comfortable living experience.



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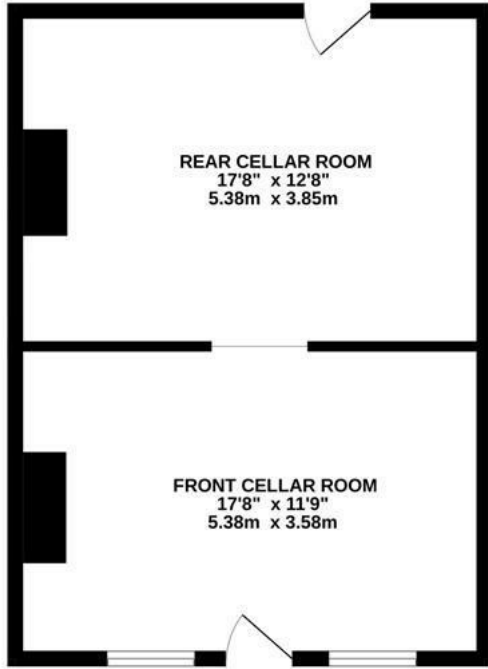




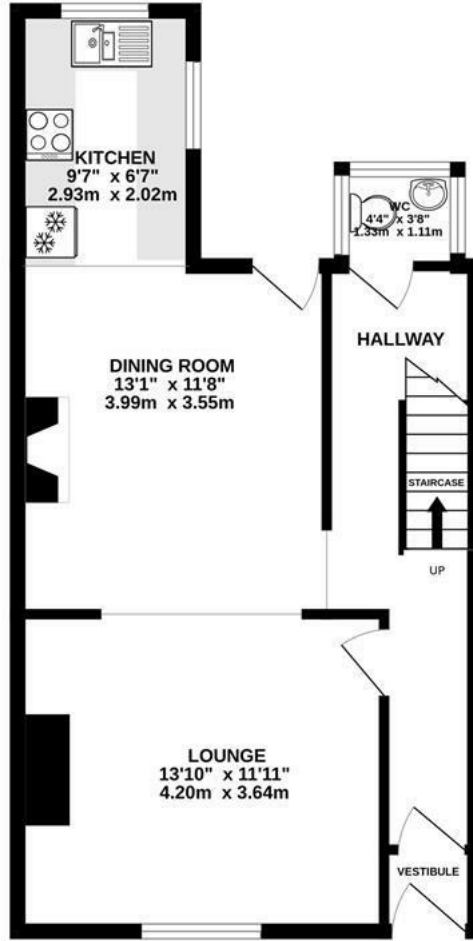




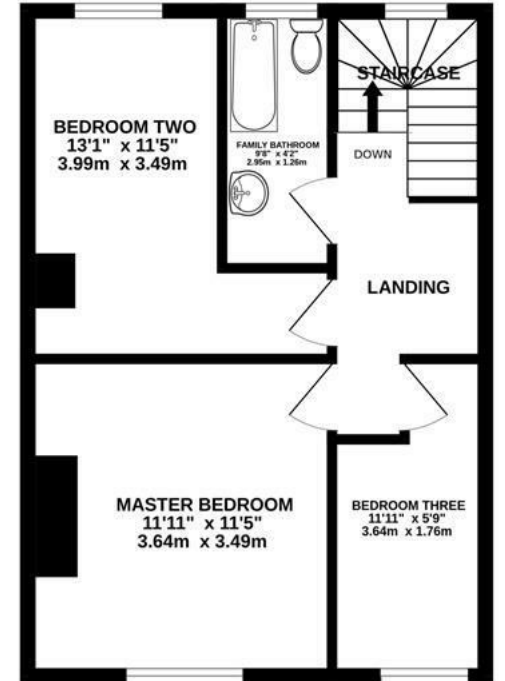
**BASEMENT**  
417 sq.ft. (38.7 sq.m.) approx.



**GROUND FLOOR**  
497 sq.ft. (46.2 sq.m.) approx.



**1ST FLOOR**  
421 sq.ft. (39.1 sq.m.) approx.

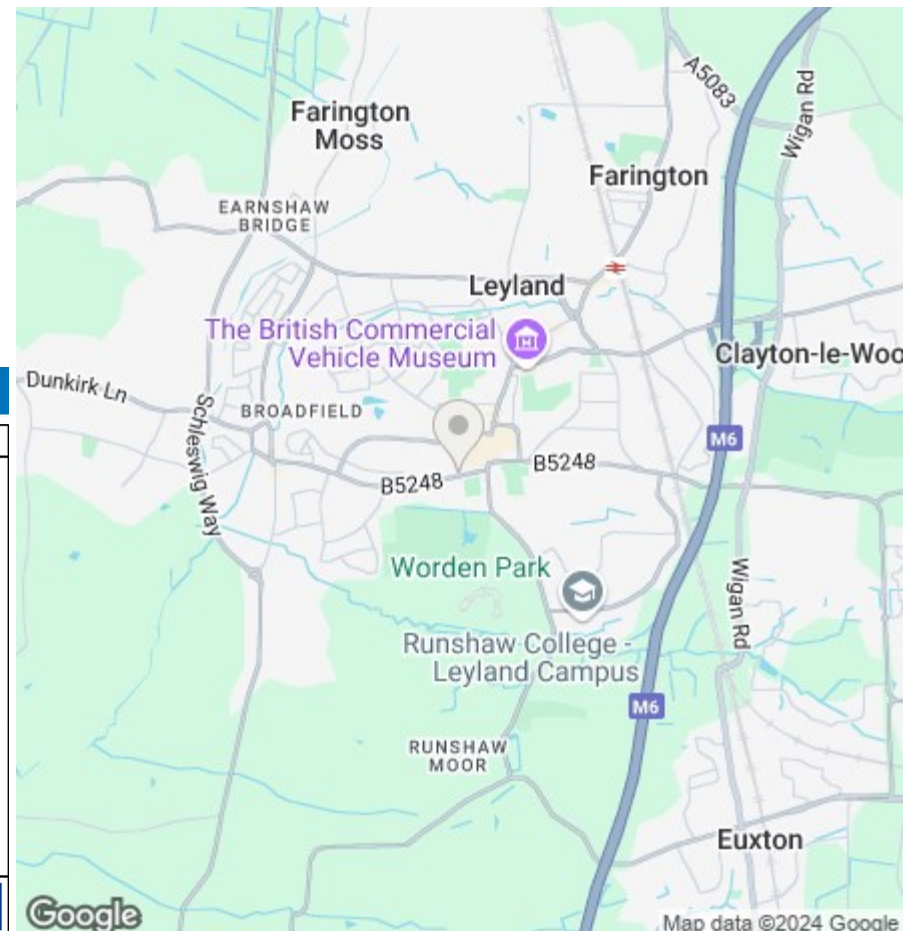


TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	