



## Boundary Street, Leyland

**Offers Over £105,000**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroomed terraced house in Leyland. Nestled in a friendly neighbourhood, this home offers a perfect blend of comfort and convenience. Situated close to local amenities and with excellent transport links nearby, including easy access to the motorway, commuting is a breeze.

As you step through the front door, you're greeted by the welcoming ambiance of the lounge, perfect for relaxing after a long day. The adjacent kitchen/diner provides an area for cooking and dining, with ample storage and workspace. Convenient under stairs storage adds practicality to this ground floor space.

Moving to the first floor, you'll find the master bedroom, offering a peaceful retreat with plenty of natural light. The second bedroom provides flexibility, whether for guests, children, or a home office. The family bathroom completes this floor, featuring a toilet, sink, bath, and shower over, catering to all your needs.

The property also benefits from having a newly boarded loft with 270mm insulation and also a new boiler which was installed in 2021.

Outside, the property boasts a rear yard, ideal for enjoying outdoor activities or al fresco dining. On-street parking ensures convenience for residents and visitors alike.

With its convenient location, charming interior, and practical exterior spaces, this terraced house in Leyland offers a delightful living experience for its next lucky owners. Don't miss the opportunity to make it your own.



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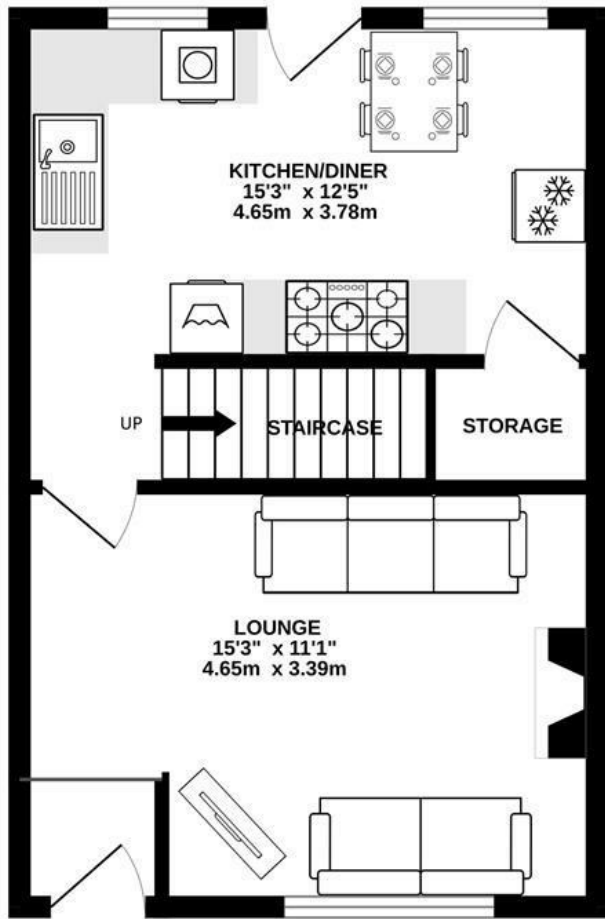




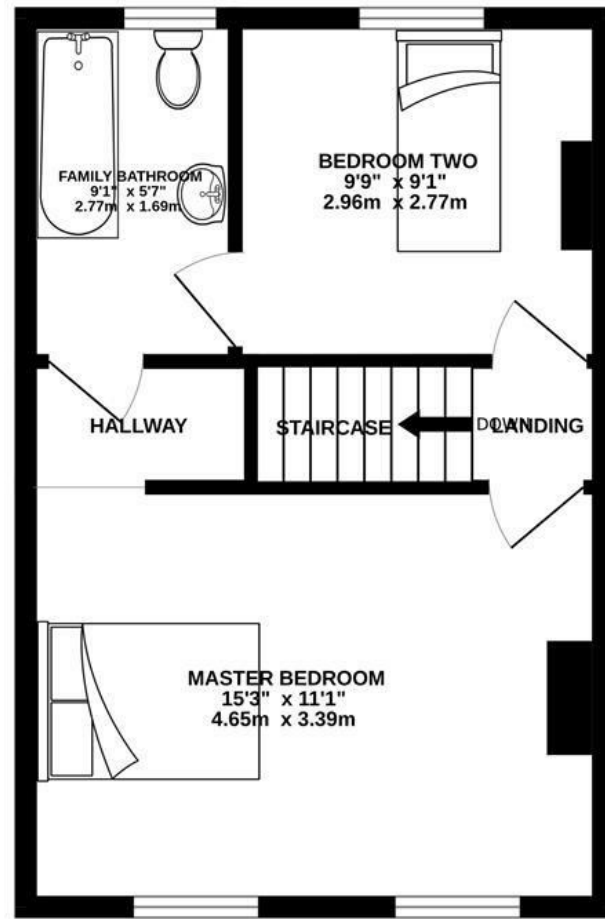


# BEN ROSE

GROUND FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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	