



## Mill Street, Leyland

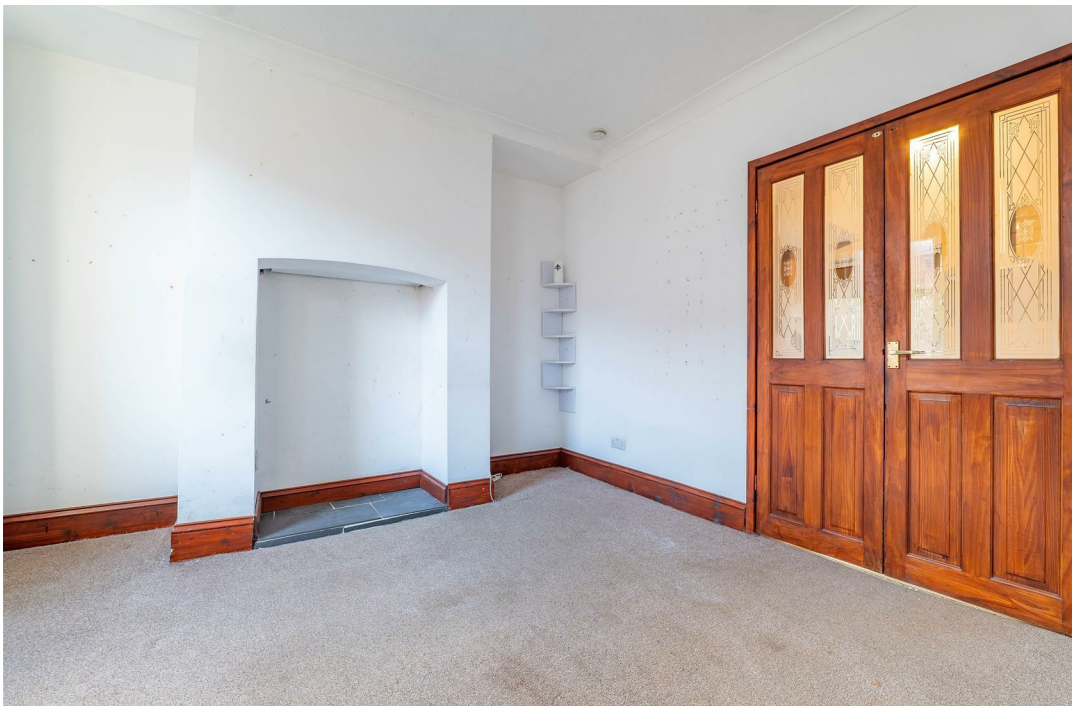
**Offers Over £93,000**

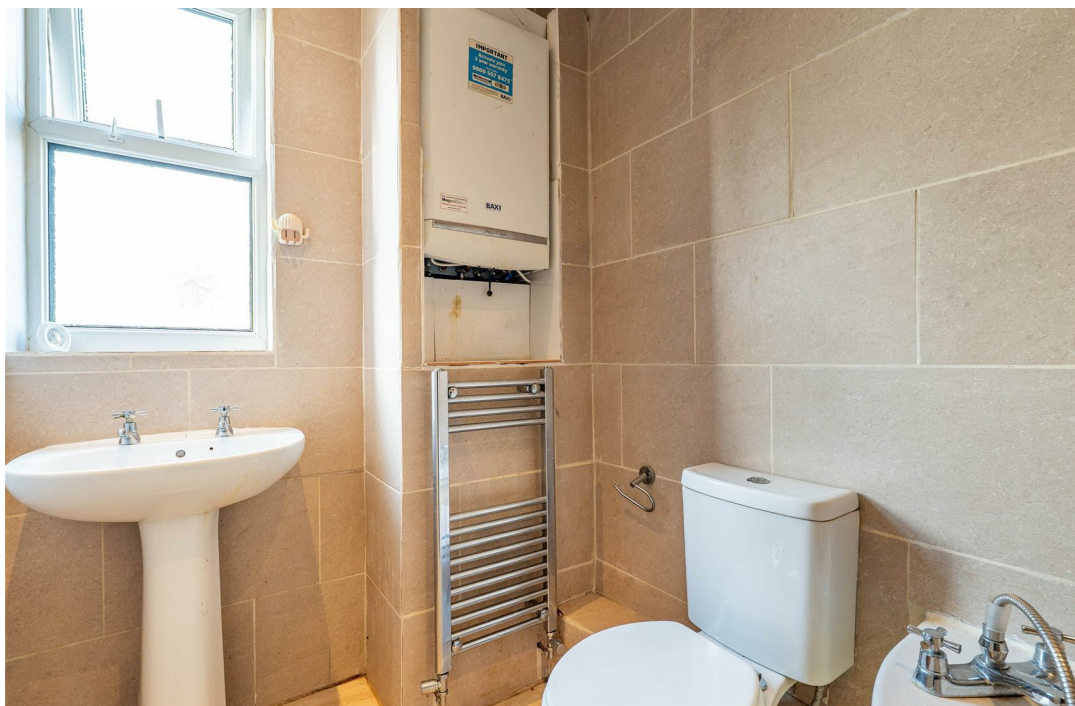
Ben Rose Estate Agents are pleased to present to market this mid terrace home, offering an excellent opportunity for first time buyers and investors looking to add value through modernisation. Situated in a sought-after area of Leyland, the property enjoys close proximity to the town centre, where a wide range of shops, bars, restaurants and schools can be found. Excellent transport links include regular rail services to Preston, Manchester and Liverpool, strong bus routes to Leyland, Preston and Chorley, and convenient access to the M6, M61 and M65 motorways, making this a practical choice for commuters and tenants alike.

Stepping through the vestibule, you are welcomed into a well-proportioned lounge that offers a bright and comfortable living space. Double doors lead through to the kitchen and dining room, creating a natural flow between the main living areas and offering great potential for reconfiguration or upgrading. The kitchen is currently fitted with a basic suite and provides ample scope for modern improvement, while the staircase rises from this area to the first floor. To the rear, a useful porch offers additional storage and provides access out to the yard.

The first floor hosts a generous double master bedroom, offering a quiet and comfortable retreat. Completing the accommodation is a three-piece bathroom, which provides a functional layout and further opportunity for updating to suit modern tastes.

Externally, the property benefits from street parking to the front. To the rear is a small yard that is in need of some TLC, presenting a blank canvas to create a low-maintenance outdoor space. With its desirable location and clear potential for enhancement, this home represents a fantastic opportunity for buyers seeking a rewarding project.

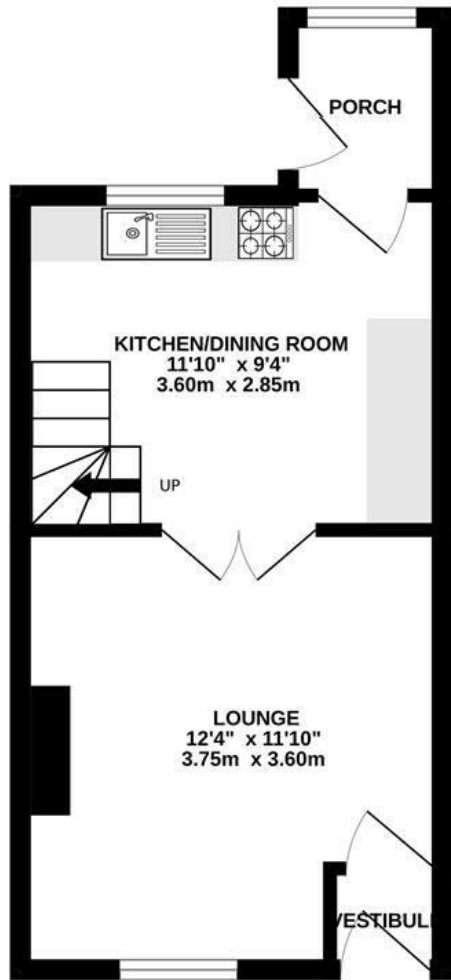




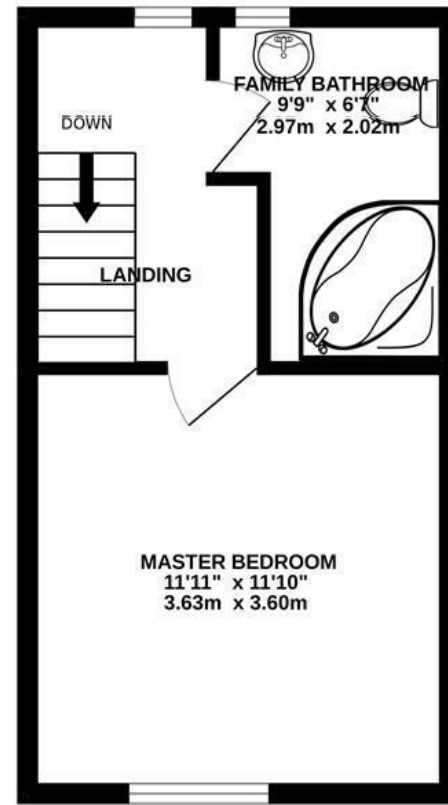


# BEN ROSE

GROUND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
256 sq.ft. (23.7 sq.m.) approx.

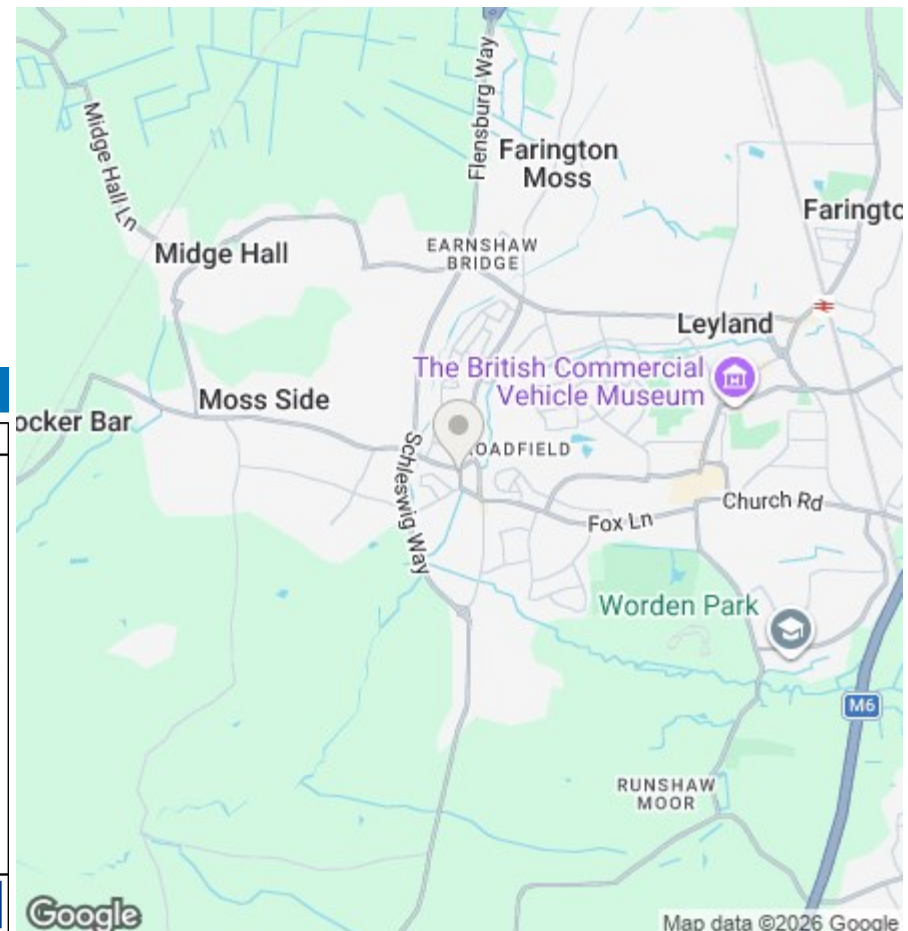


TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

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>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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	