



## Leyland Road, Penwortham, Preston

**Guide Price £115,000**

Ben Rose Estate Agents are pleased to present to auction this three-bedroom semi-detached home, situated in a sought-after residential area of Penwortham. Ideally located, the property is within easy reach of both Leyland and Preston, and benefits from a wide range of excellent local schools, supermarkets, and amenities. The home also offers fantastic travel links, with nearby train stations and convenient access to the M6 and M65 motorways, making it ideal for commuters. While the property would benefit from modernisation, it presents an excellent opportunity for buyers looking to add value and personalise a home to their own taste.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located alongside the staircase to the upper level. To the right, you will enter the spacious lounge, which spans the full width of the home and benefits from dual aspect windows to both the front and rear, allowing plenty of natural light throughout. Returning through the hallway, you will find the kitchen/diner, which offers ample storage and space for freestanding appliances, along with plenty of room for a family dining table. A single door provides access to the side of the property.

Moving upstairs, you will find three well-proportioned bedrooms, all served by a modern three-piece shower/wet room.

Externally, the home boasts a large private driveway to the front, providing off-road parking for multiple vehicles. Attached to the side of the property and accessed from the kitchen/diner, there is a useful porch connecting the front and rear gardens, along with access to a practical outbuilding equipped with power and lighting - ideal for additional storage. To the rear is a generously sized garden, featuring both flagged patio and lawn areas, along with three wooden storage sheds. The outdoor space also offers excellent potential for extension, subject to the necessary planning permissions.

**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).

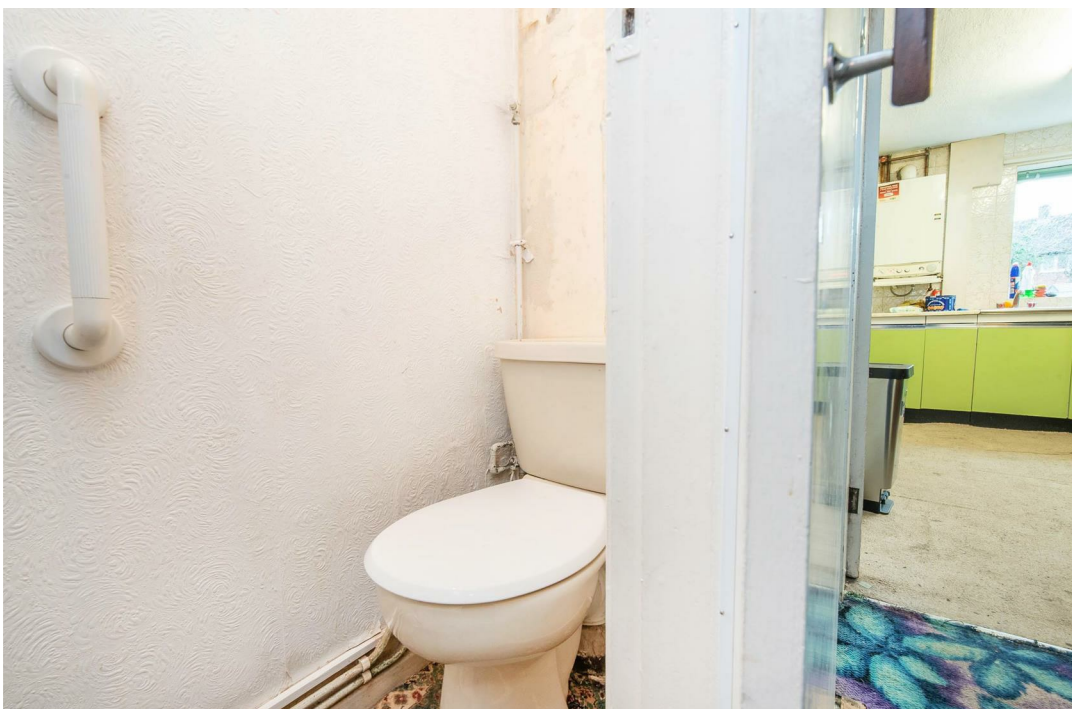
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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 £349 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.





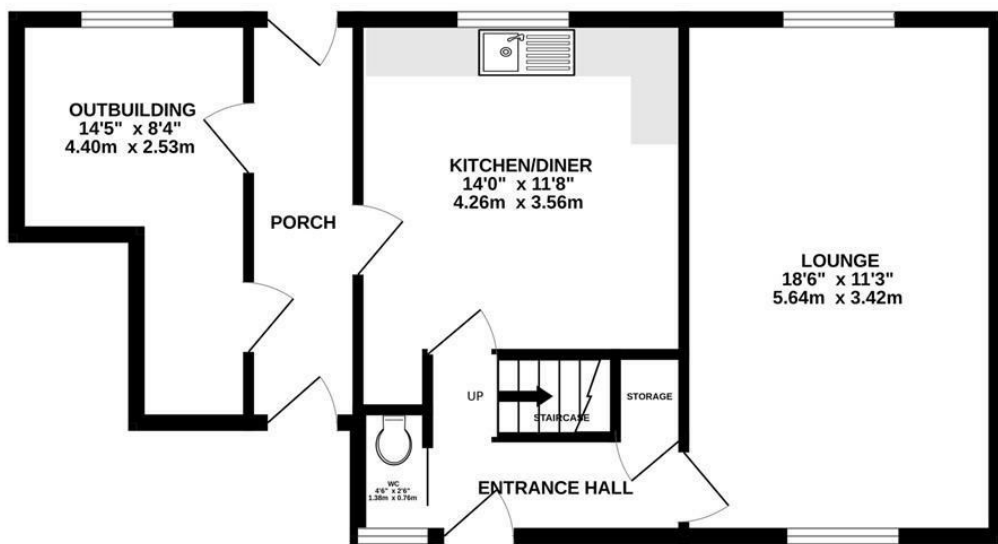




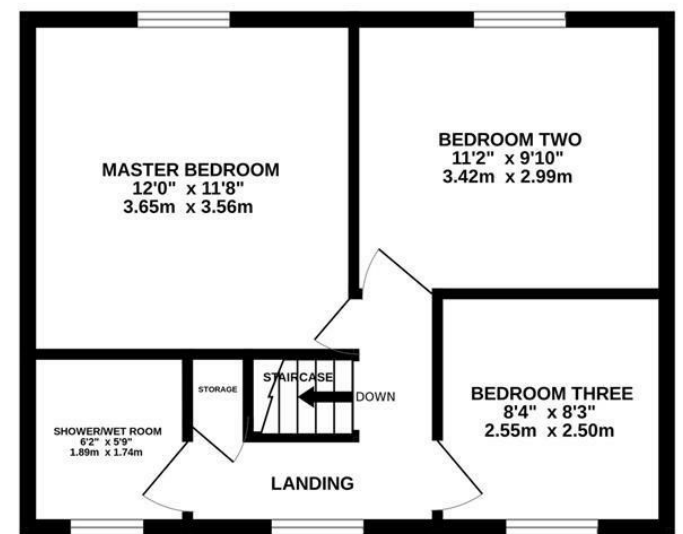




GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.

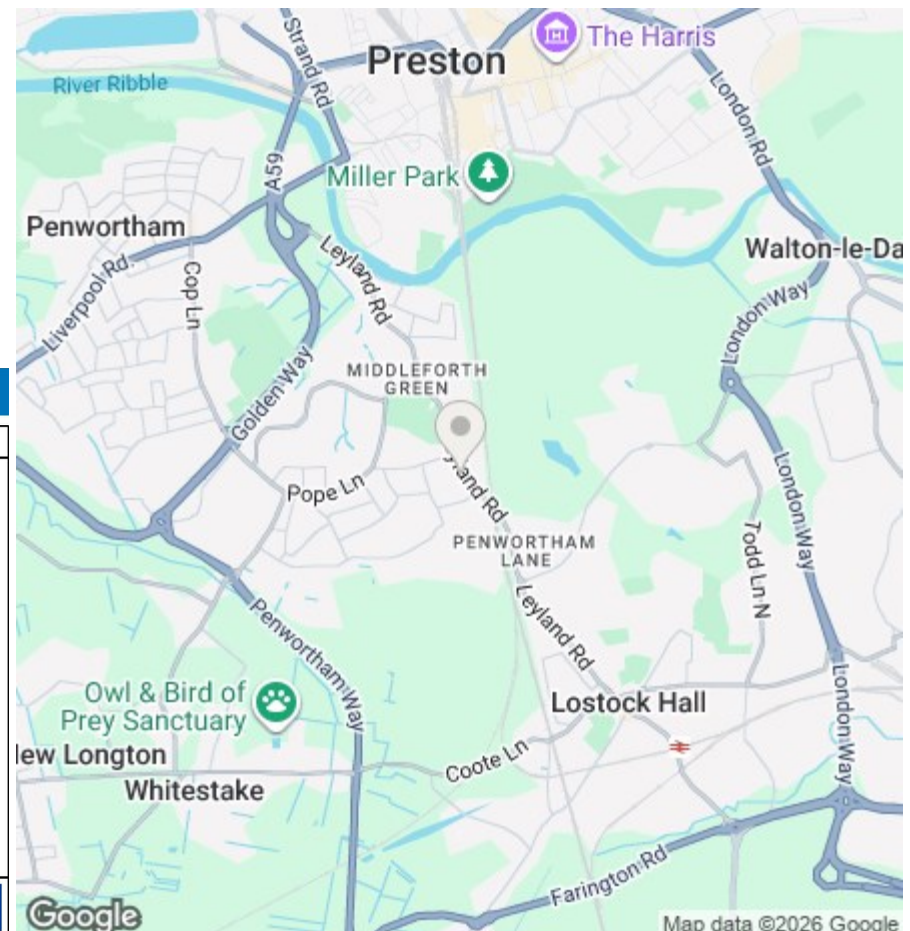


TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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>		
(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 energy efficient - higher running costs		
	<b>68</b>	<b>79</b>
<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	