



Helmsley Green, Leyland

Offers In The Region Of £170,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two bedroom mid-terrace home, tucked away within a quiet cul-de-sac location in Leyland, Lancashire. Ideal for first-time buyers and couples, the property offers well balanced accommodation and is ready to move straight into. Leyland benefits from a wide range of local amenities including supermarkets, shops, cafés, leisure facilities and parks, all within easy reach. For commuters, the property is well positioned with Leyland train station nearby offering direct links to Preston, Manchester and surrounding areas, along with regular bus routes and convenient access to the M6, M61 and M65 motorway networks, making travel across the North West straightforward.

The property is entered via a small porch which leads through to a welcoming lounge, beautifully presented and providing access to the staircase leading to the first floor. The lounge offers a comfortable living space and flows nicely into the rear dining kitchen. This bright and modern area overlooks the garden and is fitted with contemporary units offering plenty of storage, along with ample space for dining, making it ideal for everyday living and entertaining.

To the first floor, the home offers a generous master bedroom which enjoys views over the rear garden, creating a quiet and relaxing space. The second bedroom benefits from a handy built-in storage cupboard, adding to the practicality of the layout. Completing this level is a pleasant family bathroom fitted with a three-piece suite, finished in a neutral and well maintained style.

Externally, the property benefits from a stoned driveway to the front providing off-road parking for one vehicle, along with an additional designated parking space located just a short distance away. To the rear, there is a good sized lawned garden with a flagged patio and pathway leading to a rear gate and bin storage area, offering a private and easy-to-maintain outdoor space. In conclusion, this is a neutrally decorated, well cared for home in a desirable cul-de-sac location, presenting a fantastic opportunity for buyers seeking a move-in ready property in a convenient Leyland setting.







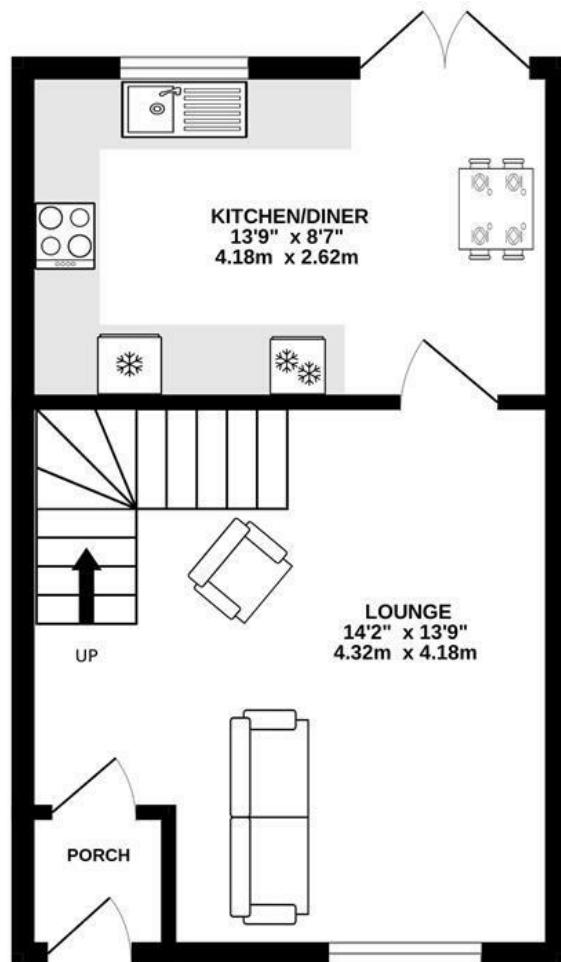




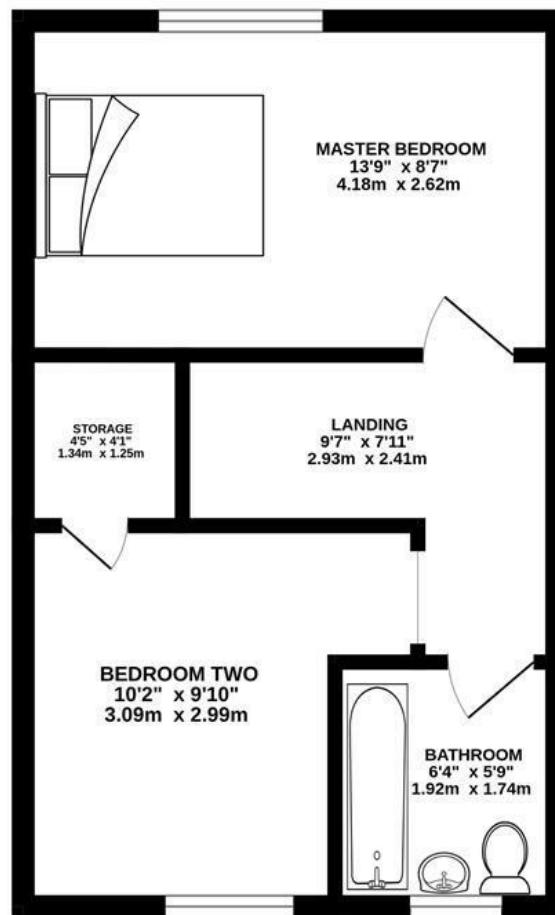


BEN ROSE

GROUND FLOOR
313 sq.ft. (29.0 sq.m.) approx.



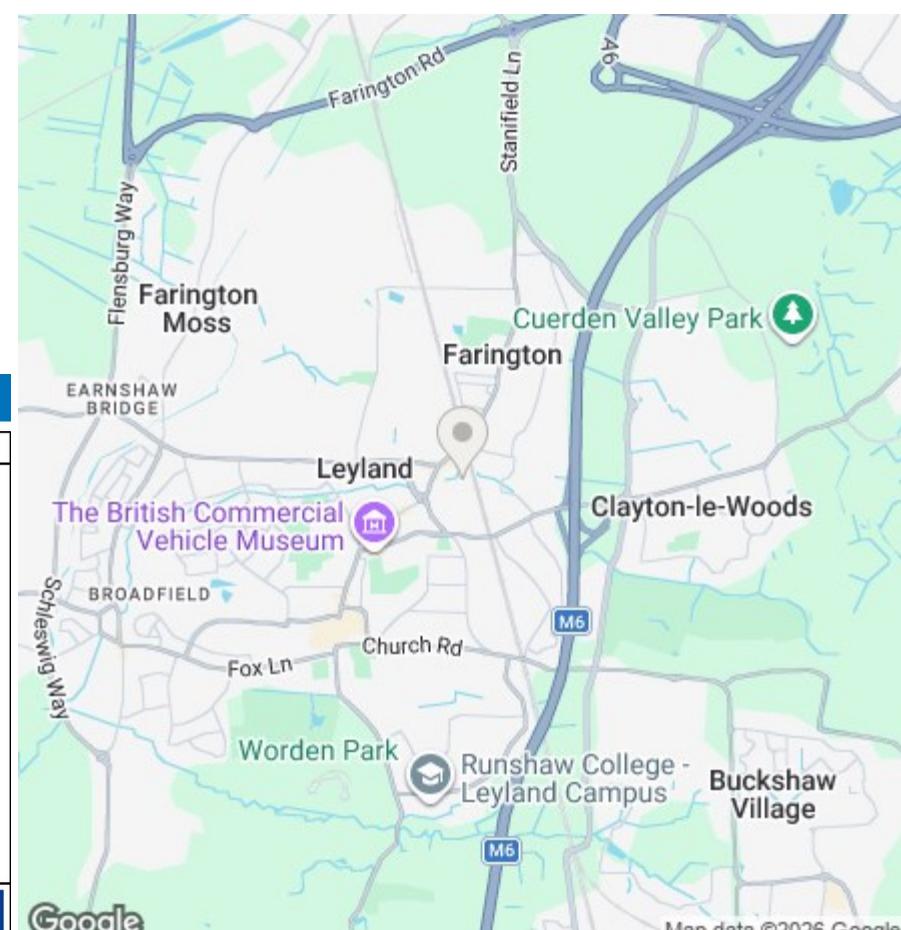
1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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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	