



## Northlands, Leyland

**Offers Over £140,000**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached property, nestled in a quiet cul-de-sac in a highly sought-after area of Leyland. Ideally located, the property is just a ten-minute drive from Leyland town centre and benefits from excellent access to local schools, shops, and amenities. It also boasts fantastic transport links, with nearby bus routes and easy access to the M6 and M61 motorways, making it perfect for commuters. Early viewing is highly recommended to avoid disappointment.

Stepping into the property through the welcoming entrance hallway, you are greeted by a spacious lounge, where an open staircase leads to the upper level. The lounge seamlessly flows into the kitchen, which offers ample storage and space for freestanding appliances. From here, the conservatory at the rear provides a bright and airy space, ideal for use as a dining room or an additional family room, with sliding glass doors opening onto the garden.

Upstairs, there are two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

The property also benefits from a brand-new central heating system, ensuring comfort and efficiency throughout the year.

Externally, the front of the property features a well-maintained lawn and a private driveway, providing off-road parking for up to three vehicles. The generously sized rear garden is primarily laid to lawn, with a flagged patio area perfect for outdoor furniture and enjoying the open air.





















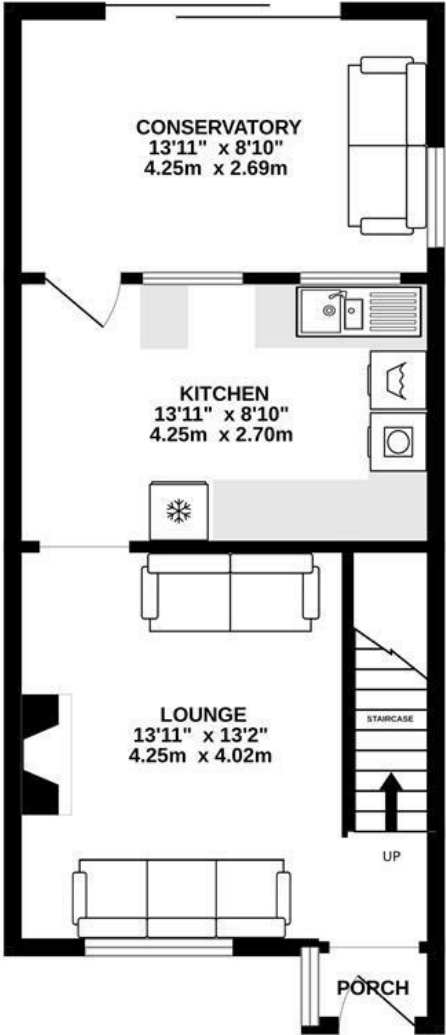




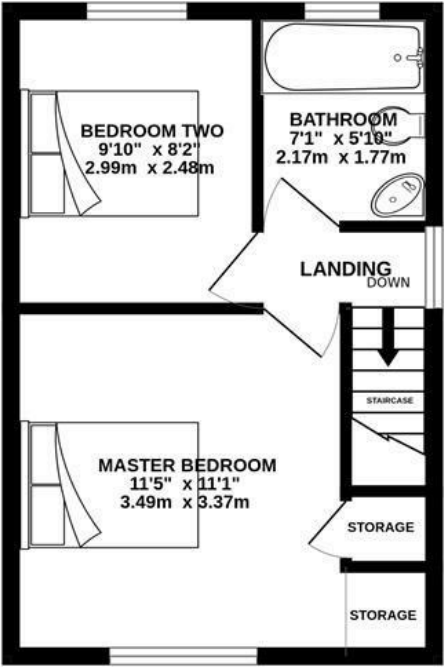


# BEN ROSE

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.




TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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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) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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