



Northgate, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom mid-terrace home, ideal for first time buyers and couples looking for a comfortable property in a popular and quiet residential setting. The home offers a lovely balance of character and practicality, with well-proportioned rooms and a warm, welcoming feel throughout. Situated in Leyland, Lancashire, the property is within walking distance of the town centre, providing a wide range of shops, supermarkets, cafés and everyday amenities, as well as Leyland Train Station with direct links to Preston, Manchester and beyond. Excellent bus routes are also close by, while major motorway connections including the M6, M61 and M65 are easily accessible, making this an ideal location for commuters.

Entering the property through a small porch, you are welcomed into a spacious lounge that offers a comfortable setting for relaxation, with stairs rising to the first floor. Moving through, the dining room provides an excellent space for family meals and entertaining, benefiting from double doors that open out to the rear garden, allowing plenty of natural light to flow through. There is also a useful under-stairs storage cupboard, ideal for keeping the space clutter-free. To the rear, the well-presented kitchen is fitted with integrated appliances including a gas hob and oven, and enjoys views over the garden, making it a pleasant and functional area for everyday cooking.

The first floor hosts two good-sized bedrooms, both offering comfortable accommodation. The main bedroom benefits from fitted wardrobes and a vanity desk, creating a practical space. The second bedroom is also well-proportioned, making it suitable as a double guest room, home office or child's bedroom. Completing this floor is the family bathroom, fitted with a three-piece suite. There is also access to the attic, providing additional storage potential.

To the front of the property is a driveway providing off-road parking for two vehicles. To the rear, the garden is flagged and stoned for low maintenance and features a rear gate, offering both convenience and privacy. This charming home is a fantastic opportunity for those looking to step onto the property ladder or settle into a cosy and well-connected home in the heart of Leyland.







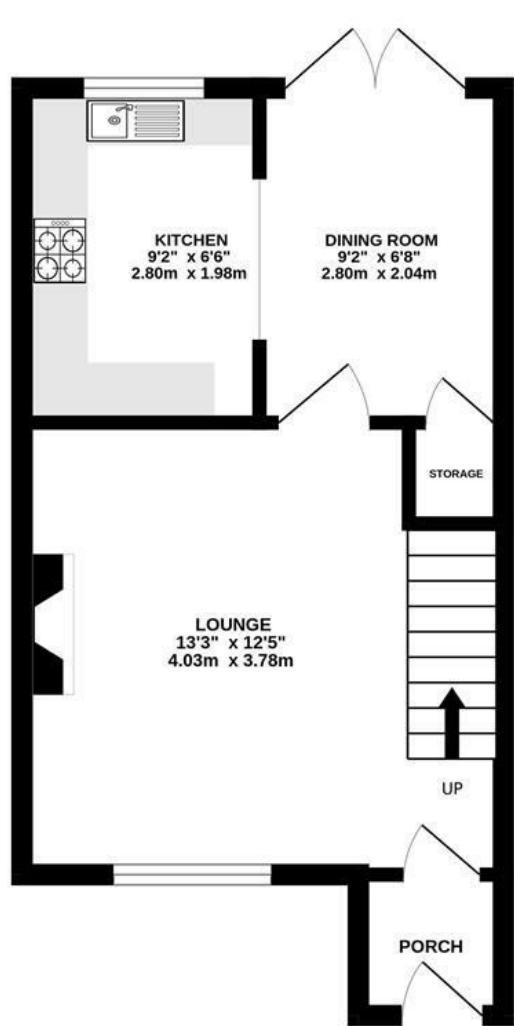




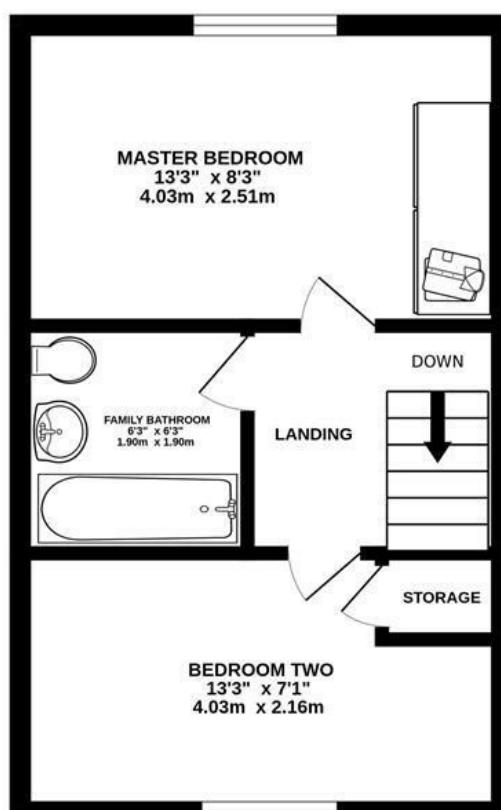


BEN ROSE

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (53.9 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 | 94 |
| (81-91) | B | |
| (69-80) | C | 74 |
| (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 | |

