



## Dunkirk Lane, Leyland

**Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached property, situated in a convenient and well-established area of Leyland, just a short distance from the town centre. Offering excellent potential throughout, this home presents a fantastic opportunity for first time buyers, investors or downsizers looking to modernise and create a property tailored to their own tastes and requirements. The home benefits from spacious accommodation, off-road parking and an impressively long rear garden, all whilst being ideally positioned close to a range of everyday amenities including supermarkets, shops, cafés, schools and leisure facilities. Leyland train station is within easy reach and provides direct rail links to Preston, Manchester and surrounding towns, whilst excellent road connections via the nearby M6, M61 and M65 motorways make the property ideal for commuters. Regular local bus routes and nearby retail parks further enhance the convenience of the location.

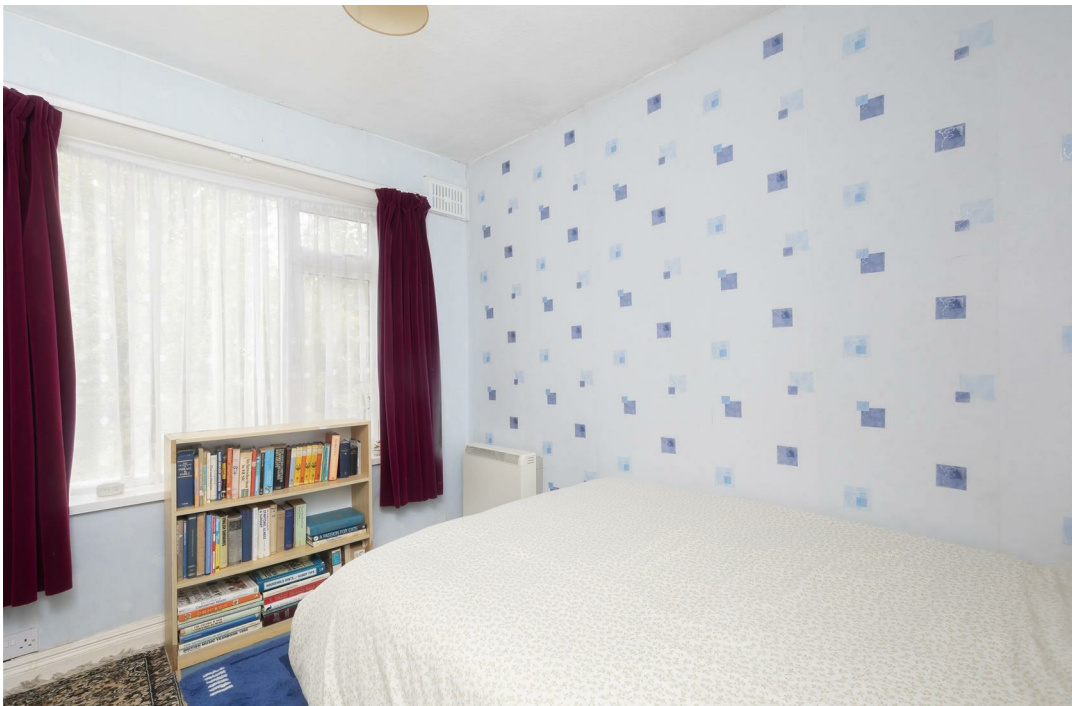
Stepping into the property, you are welcomed into the reception hall with the staircase positioned ahead and access leading through into the main lounge. The spacious front lounge enjoys plenty of natural light from the attractive bay-fronted window and also benefits from useful built-in storage cupboards, offering a comfortable main living space with plenty of character. To the rear of the property, the generously sized kitchen diner provides excellent potential for modernisation and features a range of appliances alongside ample room for family dining and entertaining. A rear door from the kitchen gives direct access out into the garden, creating a practical flow between indoor and outdoor living spaces.

To the first floor, the property offers two well-proportioned bedrooms. The spacious master bedroom mirrors the charm of the lounge below with a large bay-fronted window and built-in storage cupboards, creating a bright and airy principal bedroom. Bedroom two overlooks the rear garden and would be well suited as a guest room, nursery or home office. Completing the first floor is the family bathroom, conveniently serving both bedrooms.

Externally, the property benefits from a front garden and a driveway providing off-road parking for multiple vehicles, extending alongside the property towards the garage positioned at the rear. The standout feature of the home is the substantial rear garden, offering a high degree of privacy and seclusion with mature trees, established borders and an abundance of outdoor space with fantastic potential for landscaping or future improvement. Requiring modernisation throughout yet offering excellent scope and a highly convenient Leyland location, this property presents a superb opportunity for buyers seeking a home they can truly make their own.





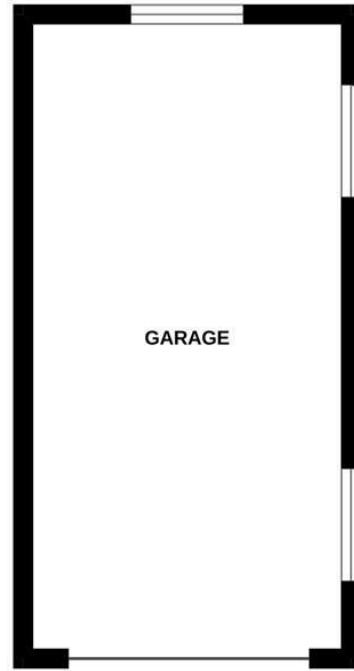
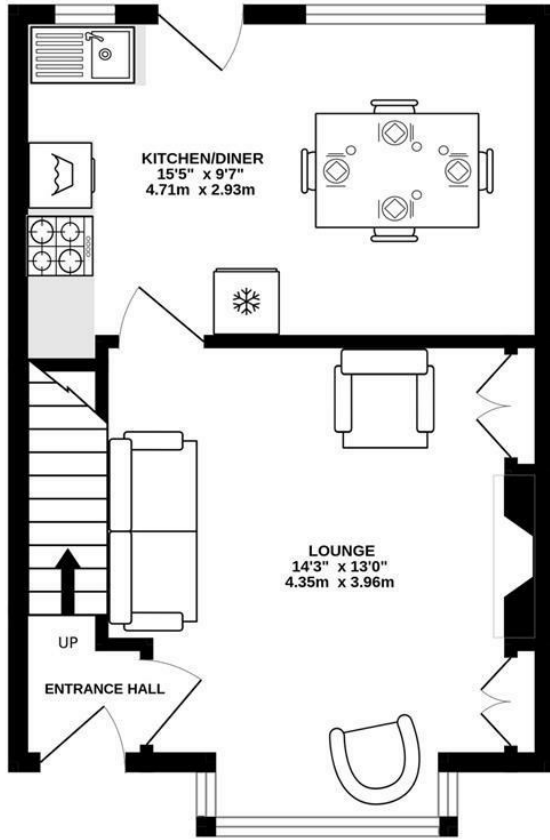




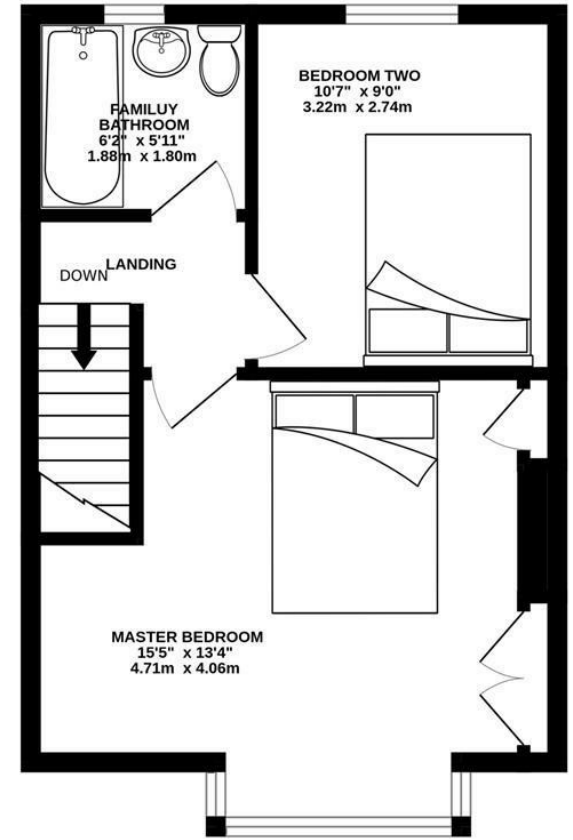




GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



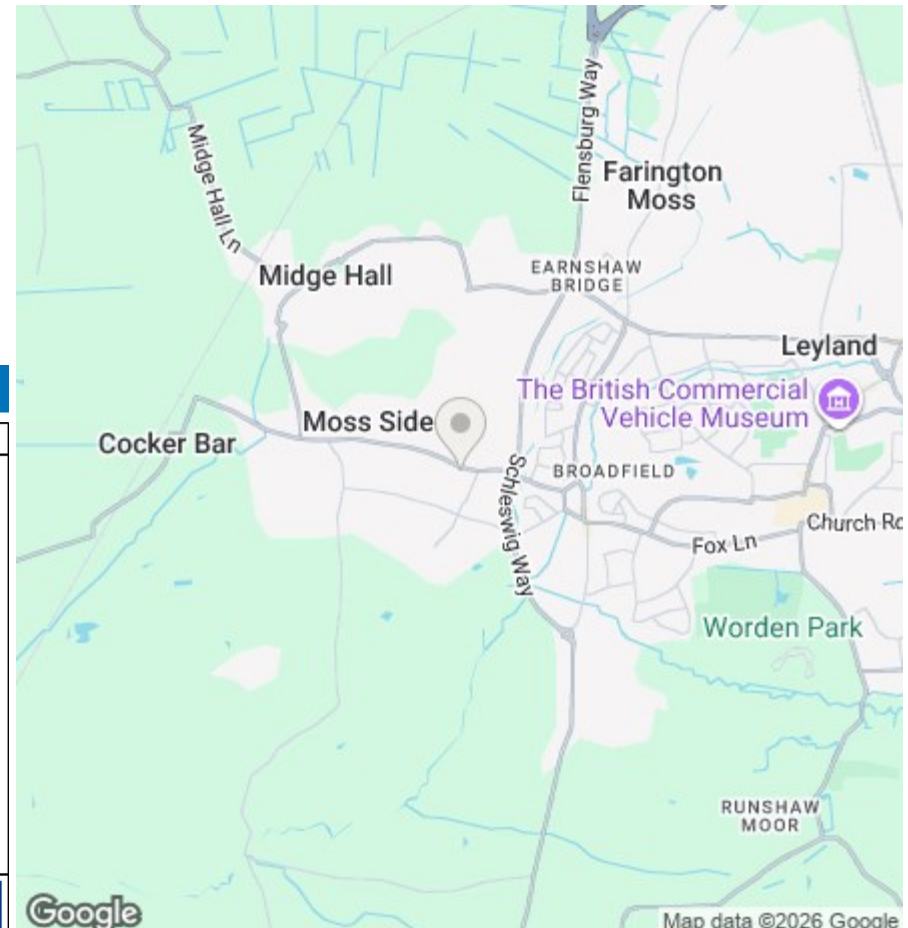
1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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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>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		