



Leyland Lane, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this delightful three bedroom semi-detached property, situated on the ever popular Leyland Lane in Leyland. This attractive home offers a fantastic opportunity for families as well as first time buyers looking to step onto the property ladder, with well-proportioned living space throughout. Ideally positioned just a short two minute drive into Leyland town centre, the property benefits from excellent local schools, supermarkets, and a wide range of amenities, alongside superb travel links via Leyland train station and easy access to the M6 and M61 motorways.

Upon entering the home, you are welcomed into a bright entrance hall that sets the tone for the rest of the property. From here, you are led through to the main reception space, a spacious open plan lounge/diner that offers a warm and inviting environment, ideal for both relaxing and entertaining. A charming brick-built fireplace with a log burner acts as a focal point, creating a cosy atmosphere during the colder months, while there is ample room for a family dining table. Sliding doors open out onto the rear garden, allowing natural light to flood the space. Returning to the hallway, you'll find the modern fitted kitchen, thoughtfully designed with integrated appliances including a fridge/freezer and hob/oven, along with convenient access out to the garden.

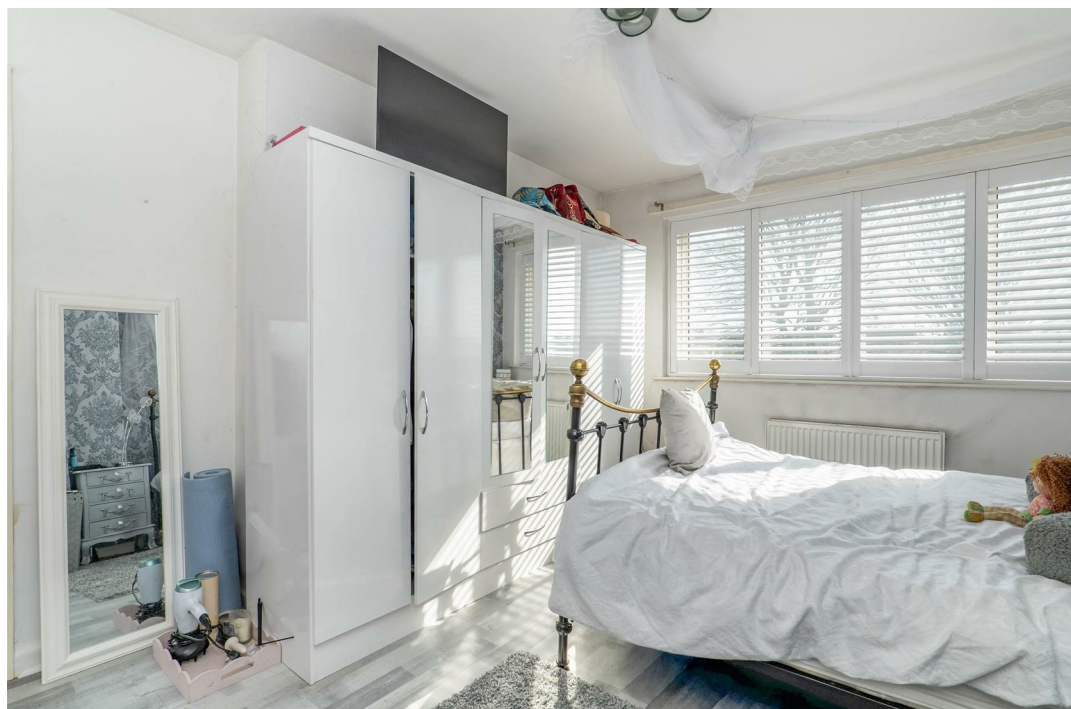
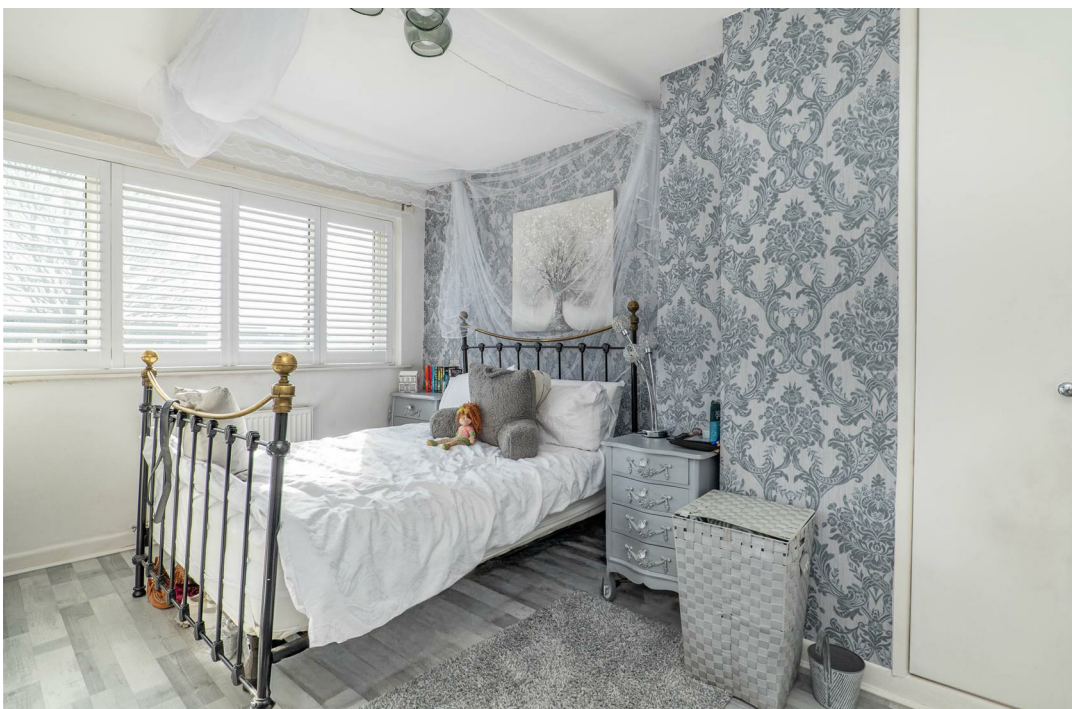
To the first floor, the property continues to impress with three well-proportioned bedrooms, each offering comfortable accommodation suitable for family living, home working, or guest space. The master bedroom benefits from integrated storage, maximising floor space and practicality. Completing this floor is the three piece family bathroom, fitted with an over-the-bath shower and finished in a clean, contemporary style.

Externally, the property offers excellent kerb appeal with a driveway to the front providing off-road parking and leading to a single integrated garage. To the rear, you'll find a generously sized and private garden, mainly laid to lawn, offering a safe and versatile outdoor space for children to play or for hosting gatherings. A patio area provides the perfect spot for outdoor seating and dining, while there is also convenient rear access into the garage.

This is a wonderful home that combines comfort, practicality, and a sought-after location.







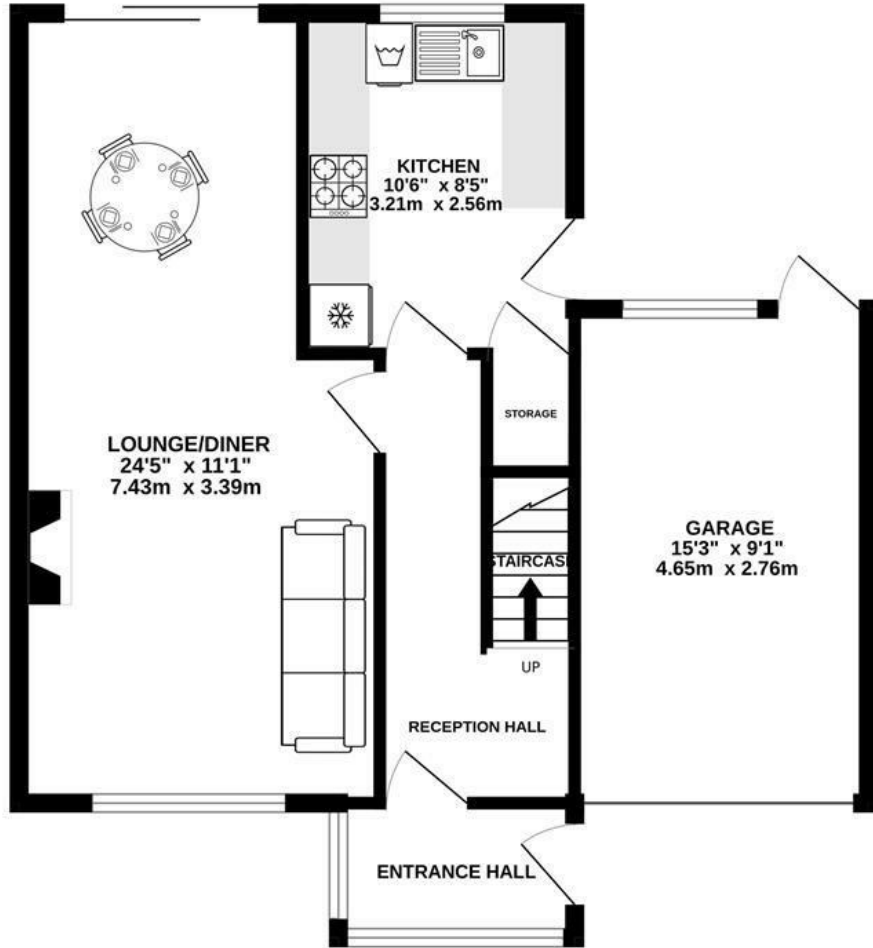




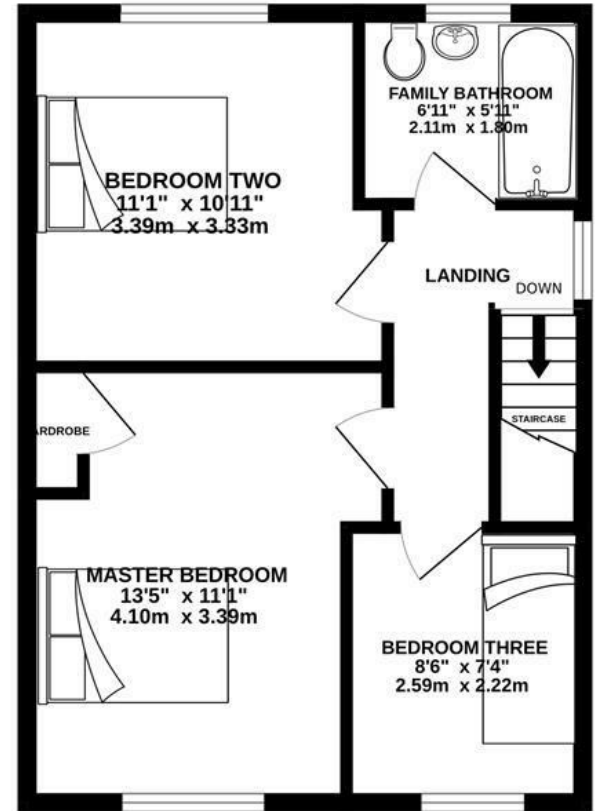


BEN ROSE

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.

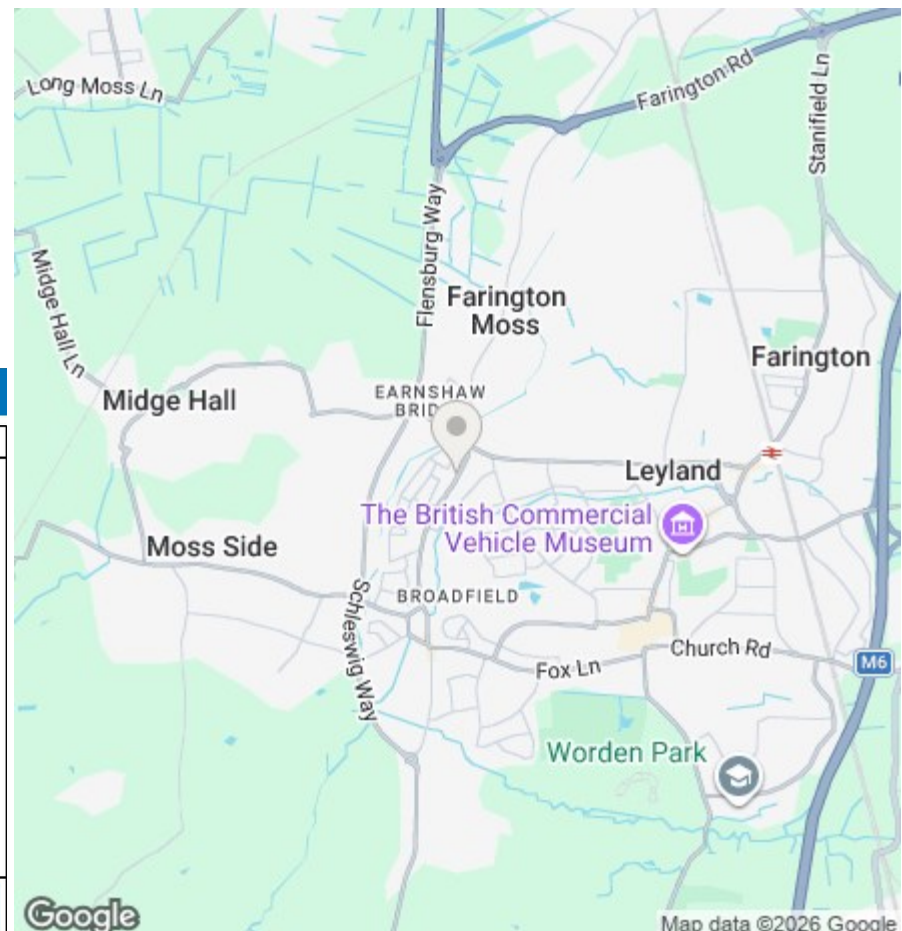


TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 78 |
| (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 | | |