BEN ROSE



Quins Croft, Leyland **Offers Over £90,000**

Ben Rose Estate Agents are pleased to present to market this two bedroom ground floor apartment, chain free and situated within a quiet cul-de-sac location in Leyland, Lancashire. This well proportioned property offers a practical and spacious layout, making it an ideal opportunity for first-time buyers, couples or rental investors alike. Leyland provides a wide range of local amenities including supermarkets, shops, leisure facilities and medical centres, all within easy reach. The area is well served by transport links, with Leyland train station offering regular services to Preston, Manchester and surrounding areas, along with nearby bus routes and convenient access to the M6, M61 and M65 motorway networks, making it well placed for commuting across the North West.

The property is accessed via an entrance hall which provides access to all rooms and benefits from two useful storage cupboards. Moving through the hall, you are led into a very large and spacious lounge diner, offering ample room for both living and dining furniture and forming the main living area of the home. From here, the kitchen is accessed and features plenty of storage units and worktop space, while overlooking the communal green space to the rear, creating a pleasant outlook. The apartment offers two bedrooms, with the master bedroom benefitting from built-in storage and a generously sized en-suite shower room. Completing the accommodation is a family bathroom fitted with a three-piece suite including a bath, wash basin and WC.

Externally, the property benefits from a designated parking space, along with access to a communal green area to the rear, which also provides the main access point to the apartment. In conclusion, this no-chain property offers spacious accommodation, a quiet cul-de-sac setting and a convenient Leyland location, presenting an excellent opportunity for buyers seeking a well laid out apartment with strong potential for both owner occupation and investment.



















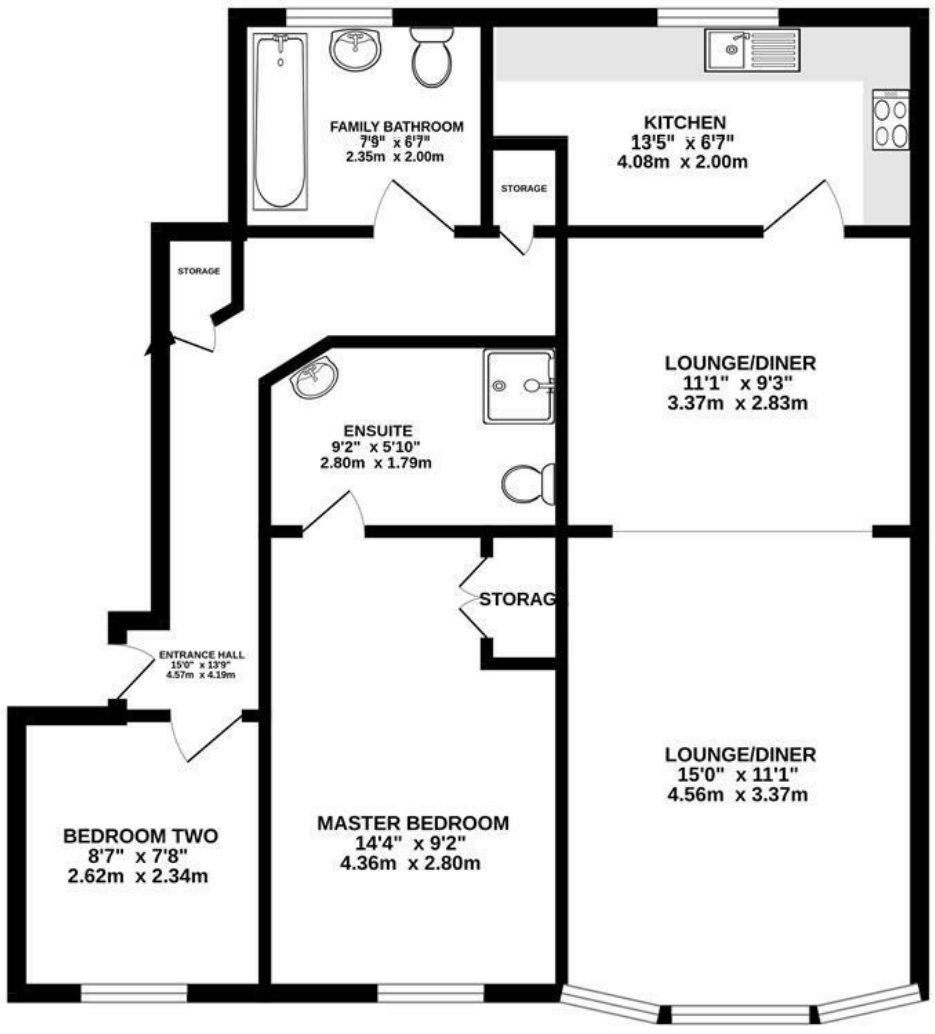


T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB



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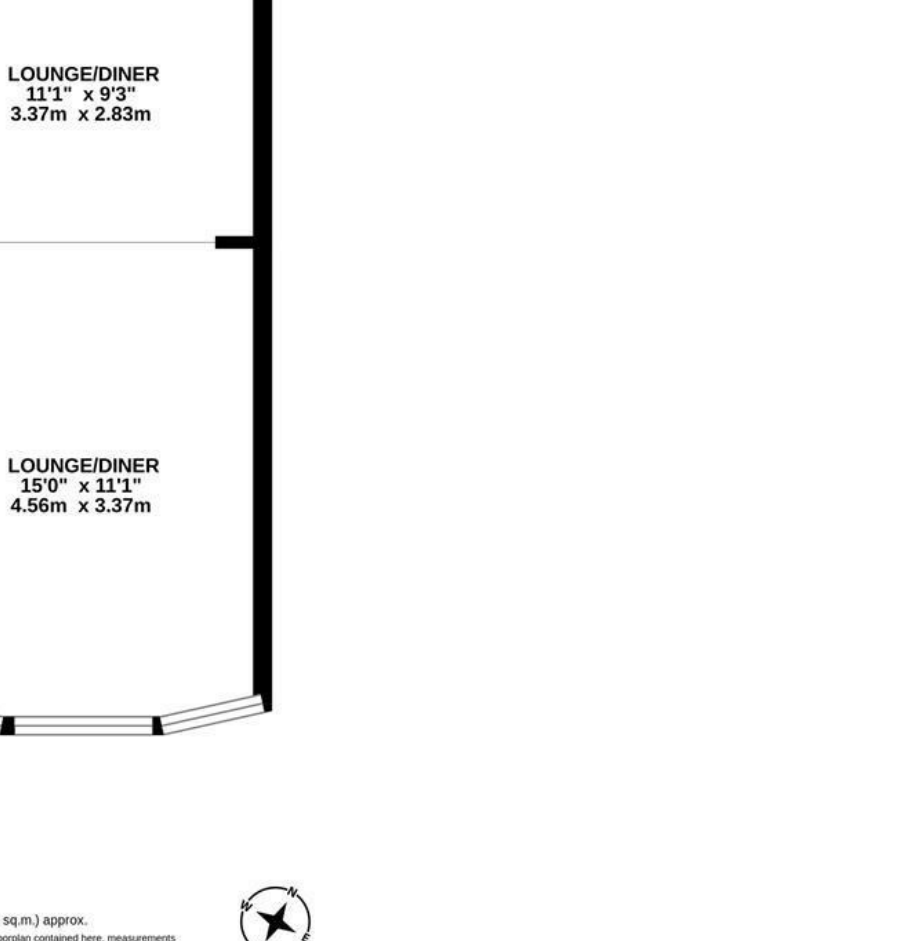
GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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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