



George Street, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached house located on George Street in Leyland. This delightful property is an ideal opportunity for first-time buyers seeking a blank canvas to create their dream home. Leyland is a vibrant town with a rich history, offering a variety of amenities, including shops, schools, and parks. The property is conveniently situated near excellent travel links, with Leyland train station just a short distance away, providing easy access to nearby cities such as Preston and Manchester. Additionally, the M6 motorway is within easy reach, making commuting a breeze.

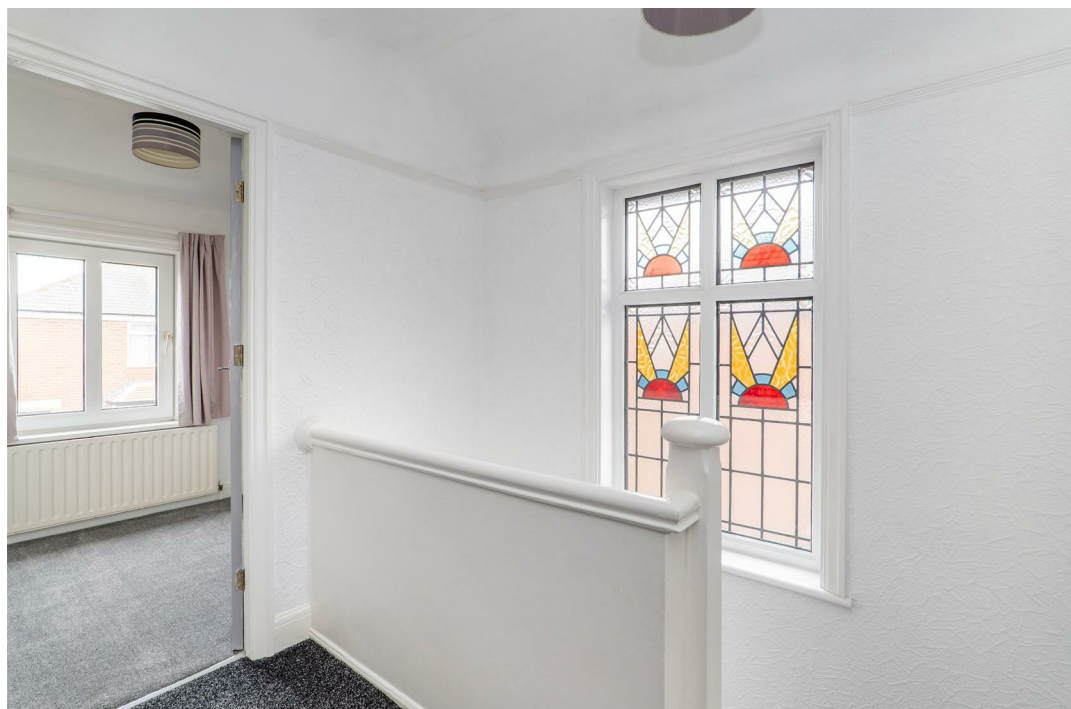
As you step inside, you are greeted by a welcoming reception hall that leads to the spacious front lounge. This inviting room features a lovely bay fronted window, allowing natural light to flood the space, creating a warm and airy atmosphere. Towards the rear of the property, you will find the kitchen which offers direct access to the yard, making it perfect for entertaining or enjoying al fresco dining. A convenient WC is also located off the kitchen, adding to the practicality of the ground floor layout.

Moving to the first floor, you will discover three well-proportioned bedrooms, each offering ample space for furnishings and personal touches. The family bathroom is fitted with a three-piece suite, including an over-the-bath shower, providing a comfortable and functional space for daily routines.

Externally, the property boasts a driveway with space for up to two cars, leading to a single detached garage at the rear, providing additional storage or parking options. The rear garden is an easily maintained yard, perfect for those who prefer low-maintenance outdoor spaces. In conclusion, this semi-detached house on George Street presents an excellent opportunity for first-time buyers to acquire a property in a desirable location, with the potential to personalise and make it their own. Don't miss out on this fantastic chance to secure your new home.







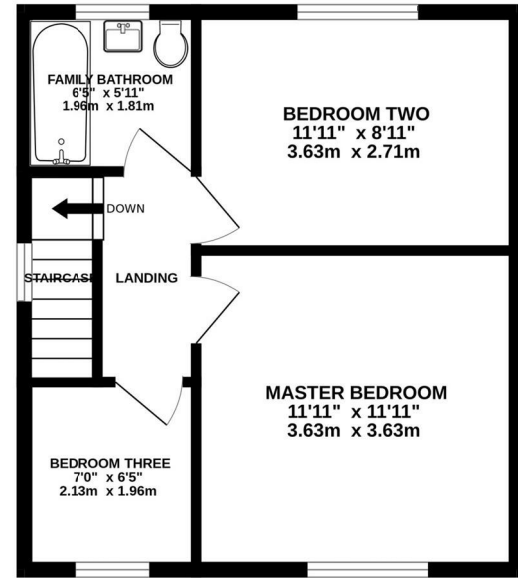
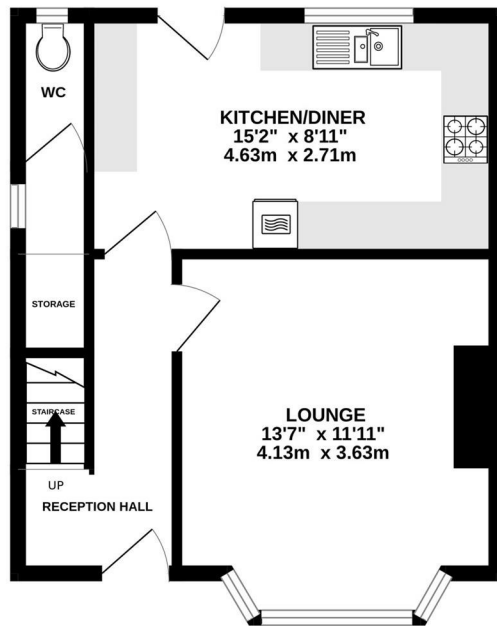
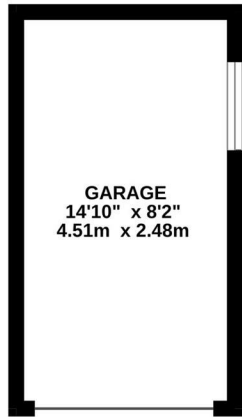






GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

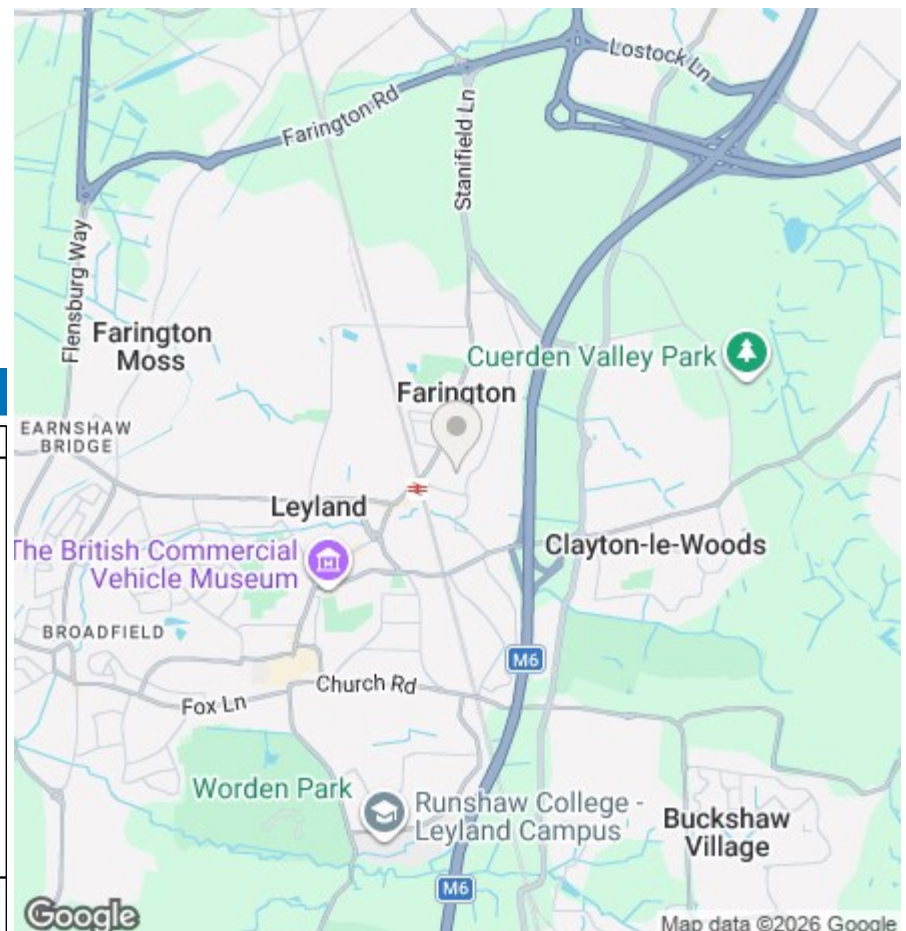


TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

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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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			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	