



Edinburgh Close, Leyland

Guide Price £165,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, situated within a popular residential area of Leyland. Offering generously proportioned accommodation throughout, this property presents an excellent opportunity for families, first-time buyers or investors looking to create a home tailored to their own tastes. The property boasts fantastic potential and spacious rooms that provide an excellent foundation for refurbishment. Ideally located, the home is within easy reach of a range of local amenities including supermarkets, schools, parks and leisure facilities, with Leyland town centre just a short distance away. Excellent transport links are also close by, including Leyland Railway Station with regular services to Preston, Manchester and Liverpool, convenient bus routes, and easy access to the M6, M61 and M65 motorways, making commuting throughout the region straightforward.

Stepping into the property, you are welcomed by the entrance hall which leads into an exceptionally spacious lounge. This bright and inviting room is enhanced by multiple windows, including a charming bay window, allowing natural light to flood the space, whilst a feature fireplace provides an attractive focal point. Thanks to its generous proportions, there is also ample room to incorporate a dedicated home office or study area without compromising the living space. Continuing through, you'll find the impressively sized kitchen, offering excellent potential to create a modern family hub, with plenty of space to accommodate a large dining table for everyday meals and entertaining alike.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. Two are comfortable double rooms, whilst the third bedroom is perfectly suited as a child's bedroom, nursery or home office, offering flexibility to suit a growing family's needs. Completing the accommodation is a three-piece family bathroom, serving all bedrooms with a practical layout.

Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, leading directly to the garage. The front garden is laid to lawn with mature shrubs, creating an attractive approach to the home. To the rear, the enclosed garden features a lawn, paved walkways and ample space for outdoor furniture, making it ideal for relaxing or entertaining during the warmer months. With its spacious layout, excellent potential and convenient location close to local amenities and transport links, this property represents a fantastic opportunity to create a wonderful family home in the heart of Leyland.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







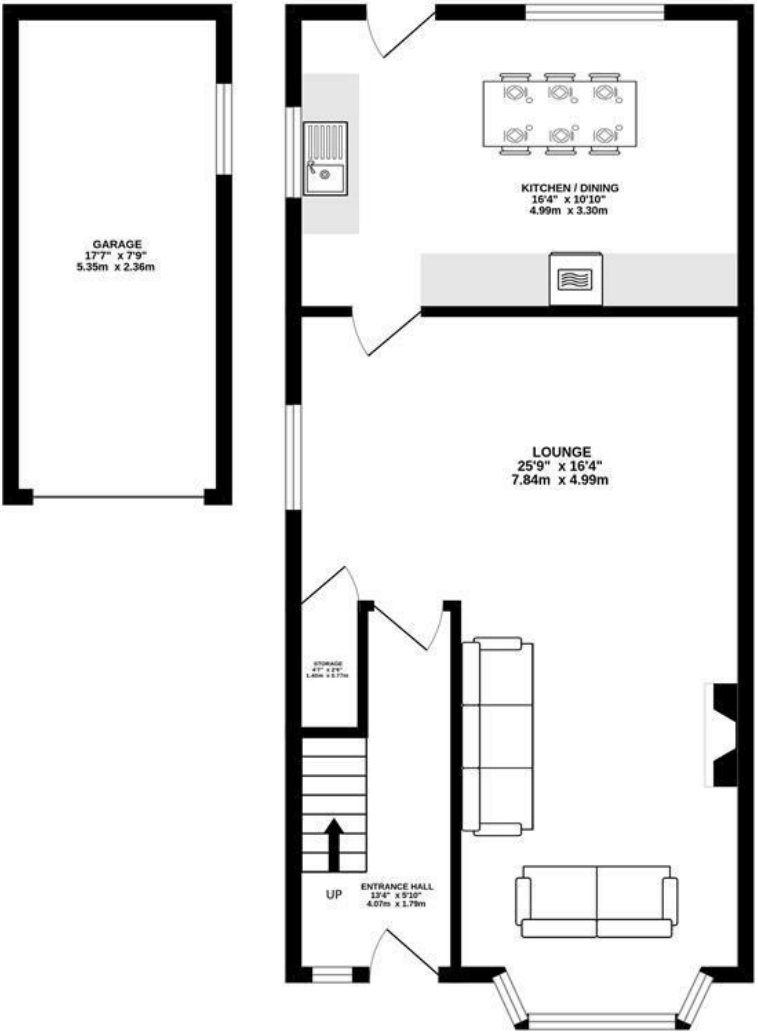




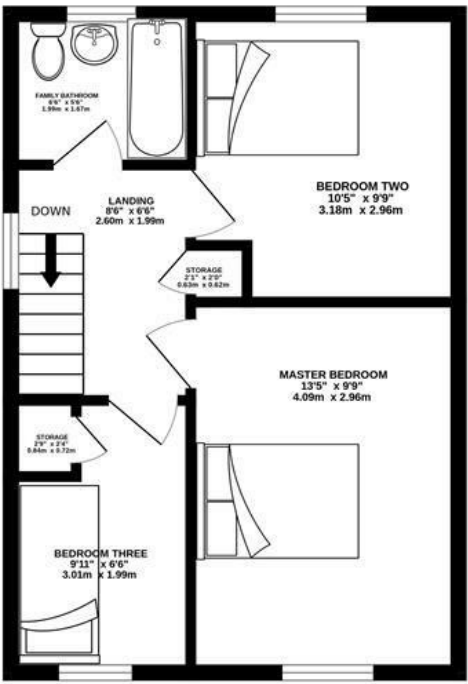


BEN ROSE

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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		
(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	

