BEN ROSE



Chestnut Court, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this impressively sized first floor apartment, offering spacious and naturally light accommodation throughout and ideally suited to retirees or those looking to downsize without compromising on room to live comfortably. Situated within a peaceful and well-managed residential complex in Leyland, the property provides a wonderful combination of generous internal proportions, practical features and a pleasant communal setting. Leyland offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure opportunities, with Worden Park and the British Commercial Vehicle Museum also close by. Leyland railway station provides convenient rail connections, with bus services also available locally, while the nearby M6, M61 and M65 motorway networks offer excellent access towards Preston, Chorley, Manchester and the wider Lancashire region. The location therefore provides a particularly convenient setting for those wanting a quieter home while remaining well connected to surrounding towns and cities.

Entering the property on the ground floor, the entrance hall provides a useful first impression, with built-in storage helping to keep the space practical and uncluttered. Stairs rise to the first floor, with the added benefit of a fitted stair lift providing ease of access and making the property particularly appealing for those looking for comfortable and convenient living. Heading upstairs, the landing provides access to all of the principal rooms. The generously proportioned lounge is filled with natural light courtesy of multiple windows and offers ample space for comfortable seating alongside a family dining table, whilst a fireplace provides an attractive focal point. The equally well-sized kitchen is fitted with a good range of cupboards and worktop space, alongside all the essentials required for day-to-day cooking, while additional built-in storage provides further practicality.

The first floor continues with two well-proportioned bedrooms, both benefiting from fitted wardrobes and providing excellent storage without compromising on living space. The master bedroom is particularly impressive in size and further benefits from dual windows, creating a bright and airy principal bedroom with plenty of room for a range of furniture. Completing the accommodation is the three-piece family bathroom, which includes a shower and provides a practical facility for residents and guests alike. Throughout the apartment, the abundance of windows ensures that the rooms enjoy a pleasant level of natural light, enhancing the sense of space and creating a bright and welcoming atmosphere.

Externally, the apartment is situated within a well-managed and peaceful residential complex, with ample communal parking available directly to the front for both residents and guests alike. The communal setting continues outside the homes entrance, where a pleasant garden area features lawn, established flower beds and benches, creating an attractive and peaceful space for residents to enjoy. Overall, this generously proportioned first floor apartment offers an excellent opportunity for those seeking comfortable, low-maintenance living in a convenient Leyland location, combining spacious rooms, excellent storage, easy access via the fitted stair lift and a welcoming communal environment, all while remaining within easy reach of local amenities, transport links and the surrounding Lancashire countryside.





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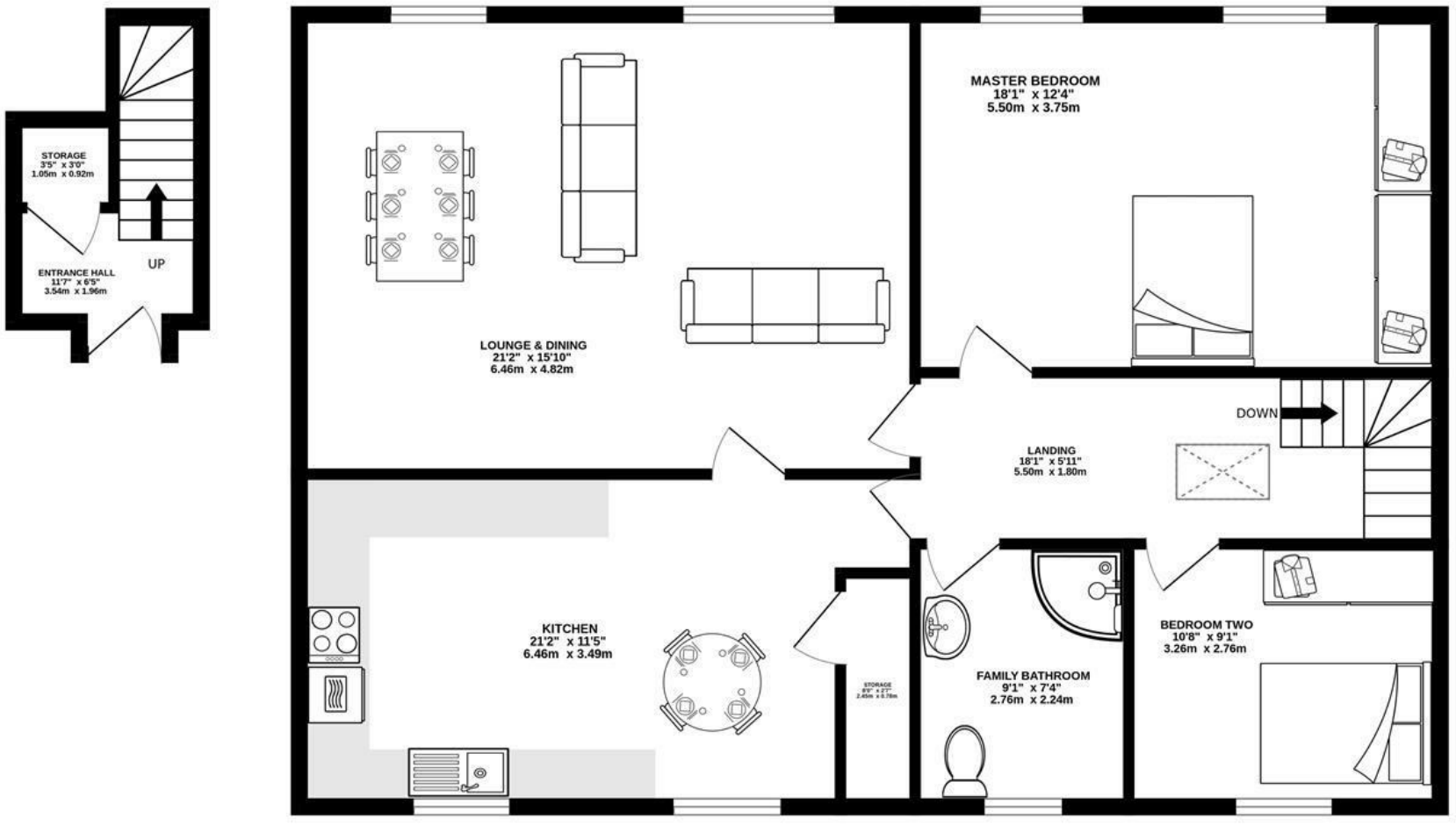


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GROUND FLOOR
59 sq.ft. (5.5 sq.m.) approx.

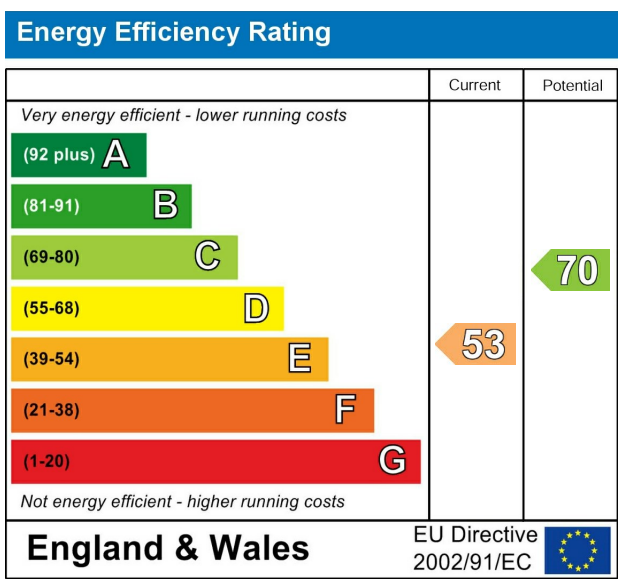
1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

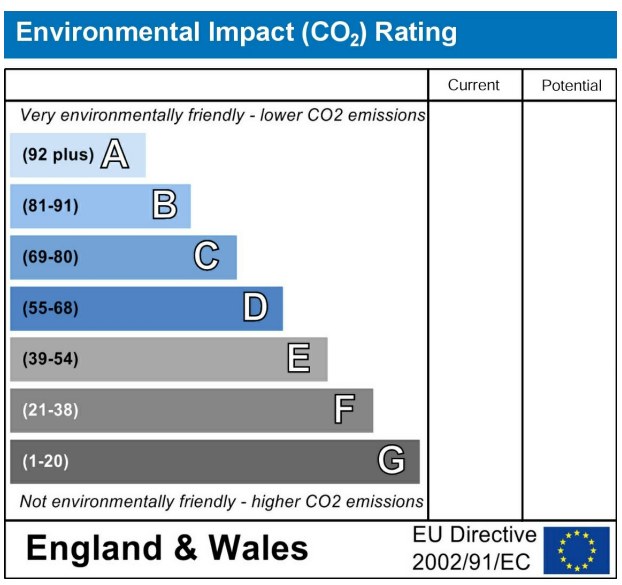


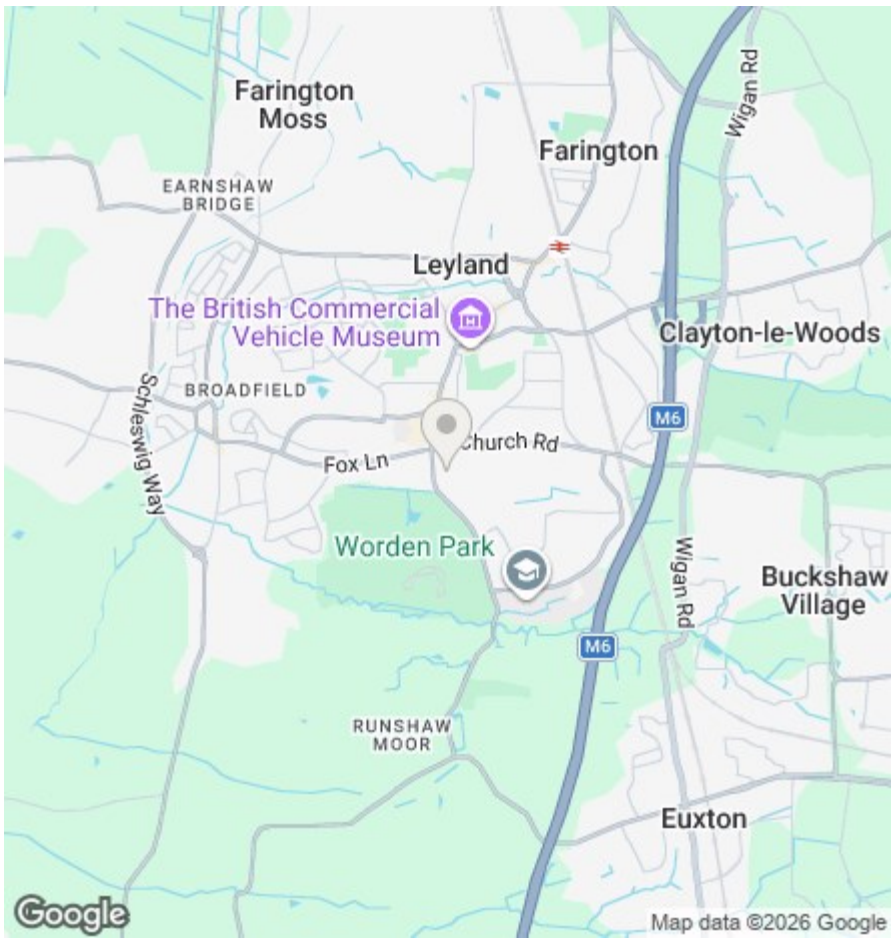
TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

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.







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