



Newton Close, Leyland

Guide Price £165,000

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached home positioned on a substantial corner plot in a quiet cul-de-sac in Leyland. Offered for sale via auction, this property presents an excellent opportunity for families or buyers looking for a project, with generous internal space and clear potential to modernise and add value. The location is well placed for everyday convenience, with nearby shops, supermarkets, schools and leisure facilities all within easy reach. There are strong transport links close by, including regular bus routes, nearby train stations and straightforward access to major motorway networks connecting to Preston, Chorley and surrounding Lancashire towns.

Stepping through a small entrance porch, you arrive in a good-sized hallway with a window bringing in natural light and access to the main ground floor rooms as well as the staircase. The main lounge is notably large and centres around a fireplace, offering plenty of room for family seating. Double doors lead through to a generous kitchen/diner that overlooks the garden and includes useful understairs storage, though it would benefit from refurbishment and updating. From the dining area there is access into a garden room, providing flexible additional living space and featuring a convenient ground floor W/C.

Moving upstairs, the spacious landing includes a window and connects to all first floor rooms. There are two well-proportioned double bedrooms, both with fitted wardrobes, along with a good sized single bedroom suitable for a child's room, nursery or home office. A shower room serves this floor. A further pull down staircase leads to an additional loft room with a window and eaves storage, offering versatile extra space for hobbies or occasional use.

Externally, the property stands out for its plot size. To the front is a driveway providing side-by-side parking for two vehicles along with a pleasant front garden. To the side, behind gated access, is an additional driveway area with space for two more vehicles or a caravan. The rear garden is particularly large and not overlooked, featuring a mix of artificial lawn, decorative stone areas, planting and mature trees. A huge garage sits within the plot and offers excellent scope for use as a workshop or potential annex conversion, subject to the relevant permissions. Overall, this is a sizeable home with flexible living space and outstanding outdoor areas, ideal for buyers ready to modernise and create a long-term family property.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.











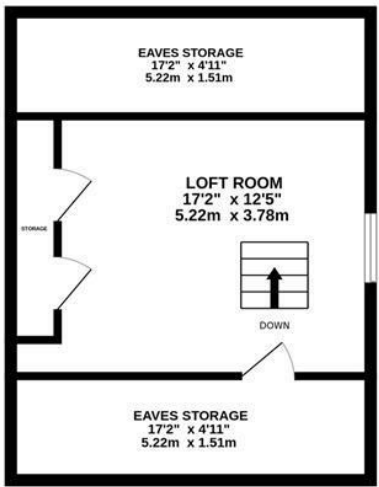
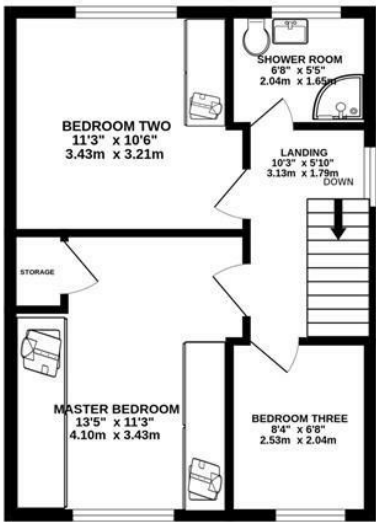
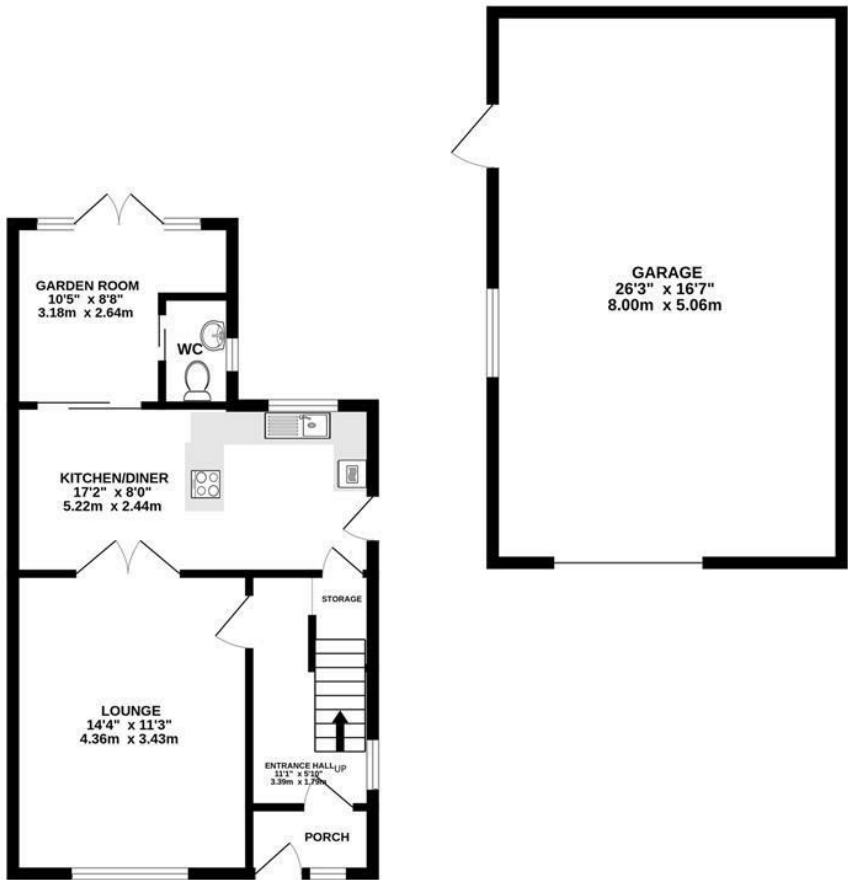


BEN ROSE

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.1 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		
	65	75
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	

