



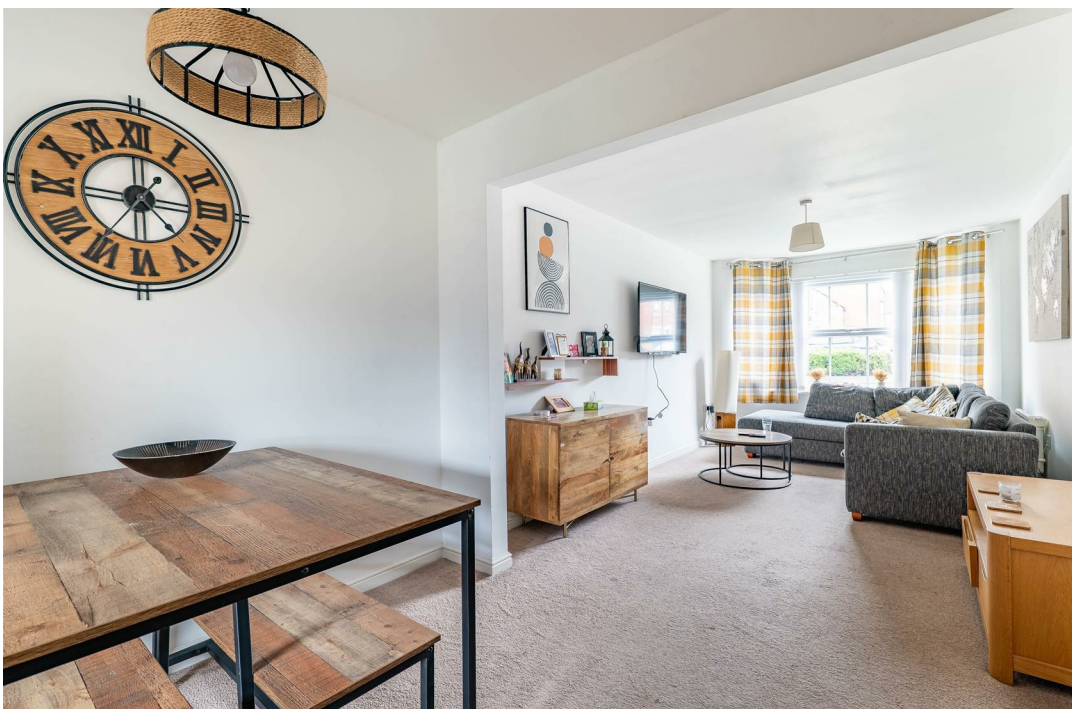
## Quins Croft, Leyland

**Offers Over £95,000**

Ben Rose Estate Agents are pleased to present to market this well presented ground floor apartment, ideally situated in a sought after residential area of Leyland. This spacious home offers comfortable and modern living accommodation, making it an excellent choice for first time buyers or couples seeking convenience and low maintenance living. The property enjoys a prime position within walking distance of Leyland town centre, where a wide range of shops, bars, restaurants, pubs and schools can be found. Excellent transport links are available nearby, including rail services to Preston, Manchester and Liverpool, as well as reliable bus routes to Chorley and surrounding areas. The M6, M61 and M65 motorways are also easily accessible, ideal for commuters.

Accessed via a secure intercom entry system, the apartment opens into a welcoming entrance hall providing access to all rooms. The generous lounge/dining room offers a bright and versatile living space, perfect for both relaxing and entertaining. The fitted kitchen provides ample worktop and storage space, catering to everyday needs. The master bedroom is a well proportioned double and benefits from a private ensuite shower room and a second double bedroom. A modern three piece family bathroom completes the accommodation.

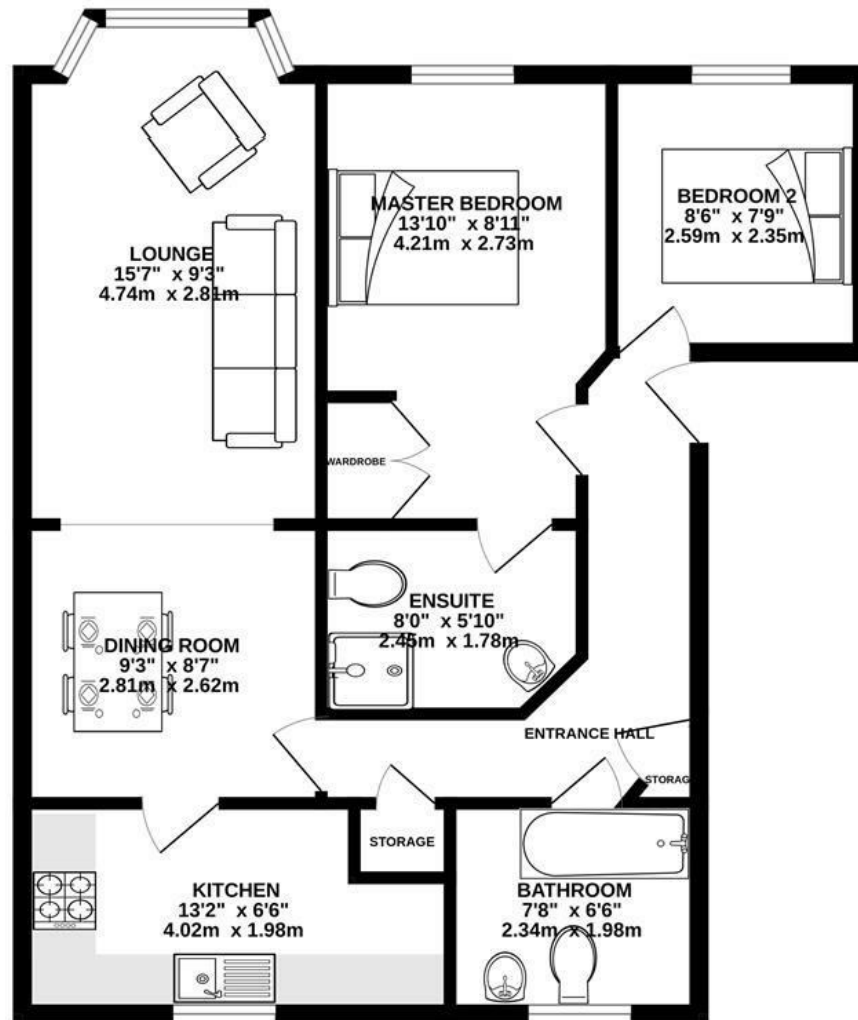
To the exterior, the property benefits from an allocated parking space for one vehicle, offering convenient off road parking for residents. The development is well maintained and professionally managed, providing peace of mind and a pleasant living environment. This attractive apartment combines space, practicality and an excellent location, making it a superb opportunity for those seeking a well connected home.







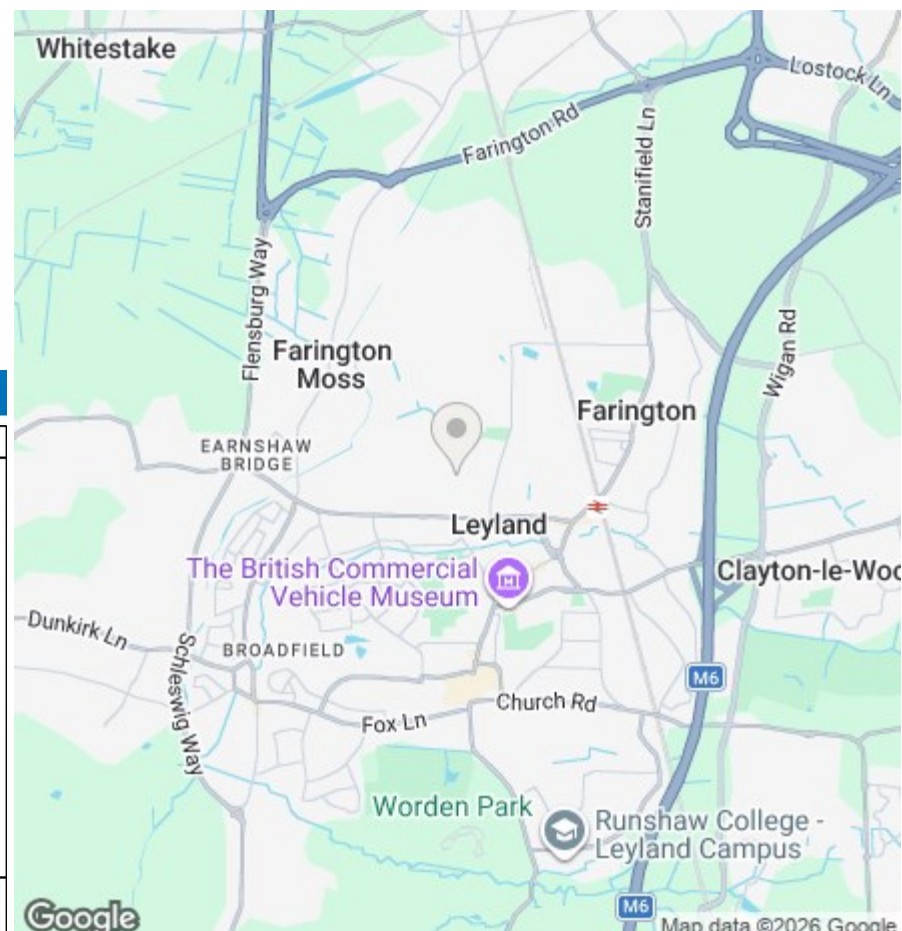
GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		