



## Great Park Drive, Leyland

Offers Over £100,000

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom ground-floor apartment, ideally situated in a highly sought-after area of Leyland. This delightful home is being presented with NO ONWARDS CHAIN and offers an excellent opportunity for first-time buyers or couples looking to step onto the property ladder. Perfectly positioned within walking distance of Leyland town centre, residents can enjoy easy access to an array of local shops, bars, restaurants, pubs and schools. The area is also exceptionally well connected, offering rail services to Preston, Manchester and Liverpool, excellent bus links to Preston and Chorley, and convenient access to the M6, M61 and M65 motorways—making it an ideal base for commuters.

Moving through the property, the entrance hall provides access to all rooms, giving the apartment a practical and well-organised layout. The spacious lounge/dining room offers a welcoming living space, large enough to accommodate both relaxation and dining areas and even has a bay fronted window. Adjacent is the fitted kitchen, featuring ample storage and worktop space, perfectly suited to everyday cooking and meal preparation.

The apartment boasts two good sized double bedrooms, both offering comfortable proportions and flexibility for use as guest rooms, office space or additional living areas. Completing the internal accommodation is the three-piece family bathroom, comprising a bath with overhead shower, wash basin and WC.

Externally, the property benefits from one allocated parking space, adding valuable convenience for residents.

Overall, this superb apartment combines modern living with a prime location, offering excellent transport links and easy access to all local amenities—making it an ideal choice for those seeking a comfortable and well-connected home in the heart of Leyland.

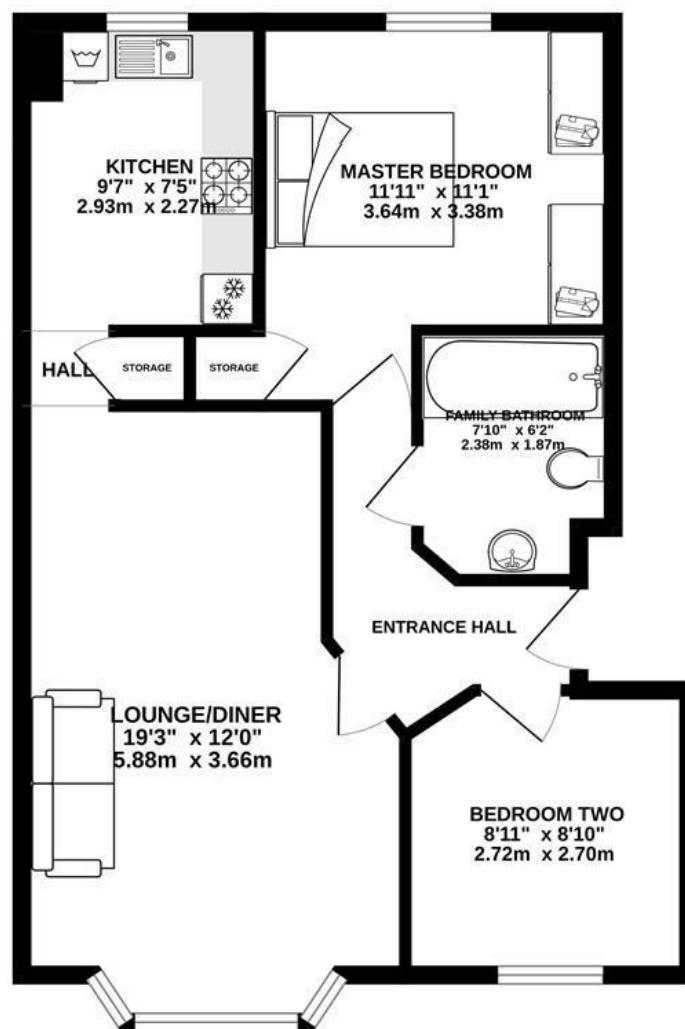






# BEN ROSE

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

