



## St. James Gardens, Leyland

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi detached home, offered with NO ONWARD CHAIN, located in a quiet and popular residential area of Leyland. This property presents an ideal opportunity for investors or buyers seeking a project, with plenty of potential to modernise and transform the home into something truly special. Perfectly positioned, the home is just a short distance from Leyland town centre, which offers a wide range of shops, supermarkets, eateries and other amenities. Excellent travel links are available with Leyland train station nearby, regular bus routes, and easy access to the M6, M61 and M65 motorways, making this a convenient base for commuters travelling to Preston, Manchester or beyond.

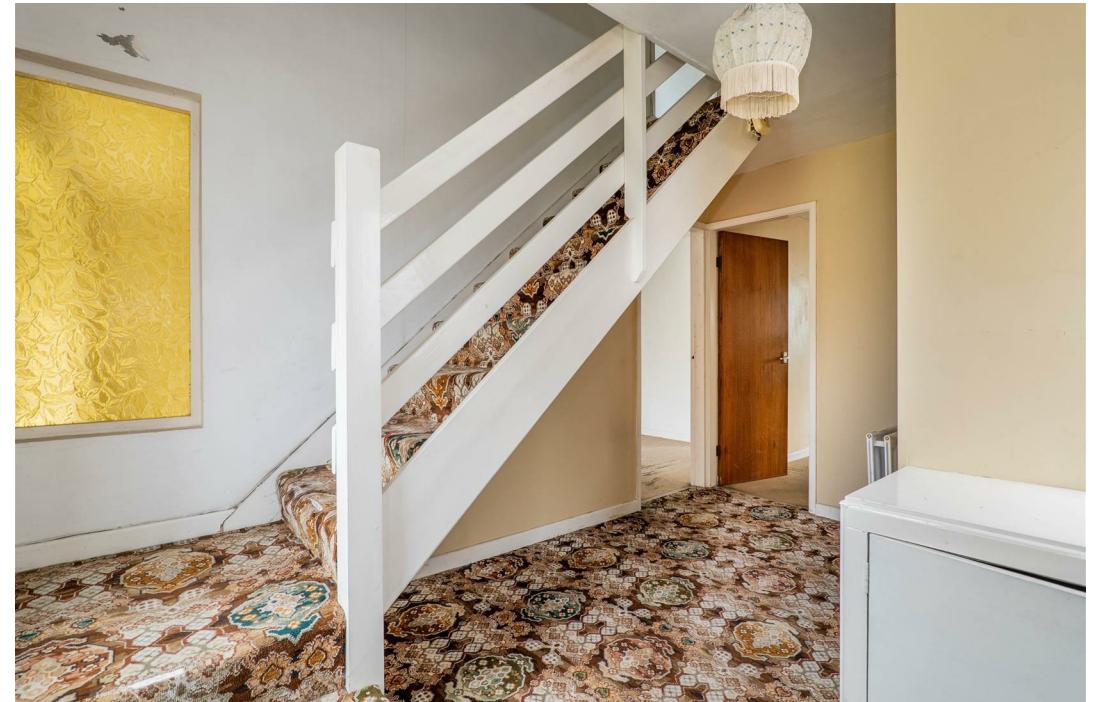
As you step into the property, you're greeted by a welcoming reception hallway, with a WC and staircase located just off. To the front of the home is a generously sized lounge, filled with natural light thanks to its large front facing window. Heading back through the hall, this leads through to the dining room, a great space for entertaining or family meals, which in turn opens into the kitchen area. The kitchen, while in need of updating, offers access out to the rear garden and plenty of scope for reconfiguration or expansion to suit modern living.

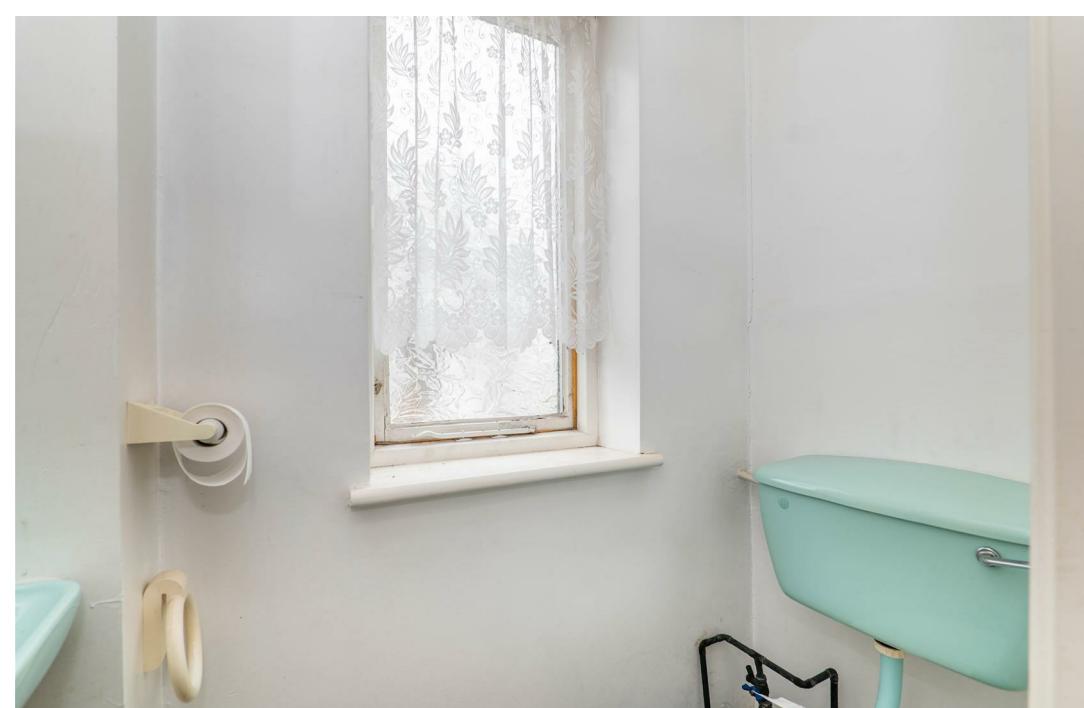
Moving upstairs, the first floor hosts three well-proportioned bedrooms, including two spacious doubles and a generous single, ideal for a child's room, home office or guest space. The bedrooms are served by a three-piece family bathroom, which could benefit from updating but provides a solid foundation for renovation. The layout upstairs is practical and adaptable, offering great potential to enhance and add value.

Externally, the property features a driveway to the front that extends down the side of the home, providing off-road parking for up to three vehicles and leading to a single detached garage. A lawned front garden adds kerb appeal, while to the rear, you'll find a modern private and secluded garden offering the potential for a peaceful space to enjoy outdoor living.

This is a fantastic opportunity to acquire a detached property in a sought-after location, with excellent commuter links and no onward chain. A true blank canvas, ready for someone to modernise and create a wonderful home or rental investment.







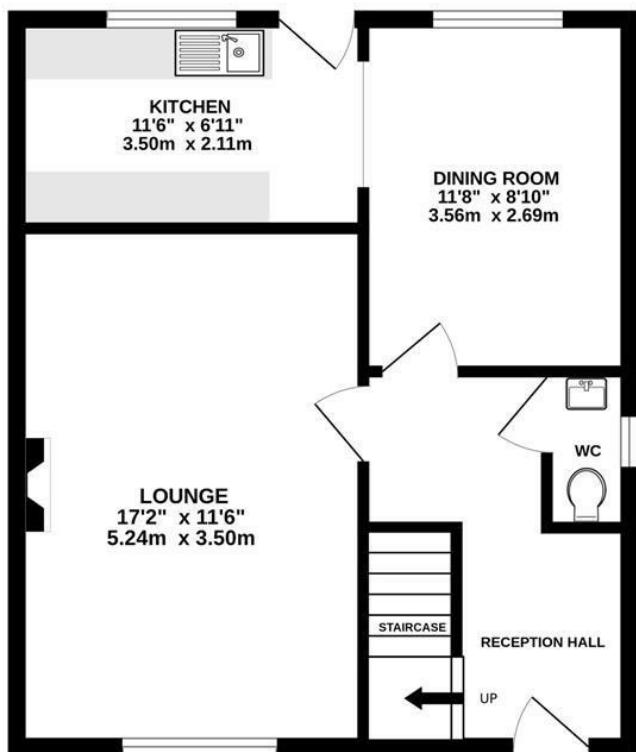




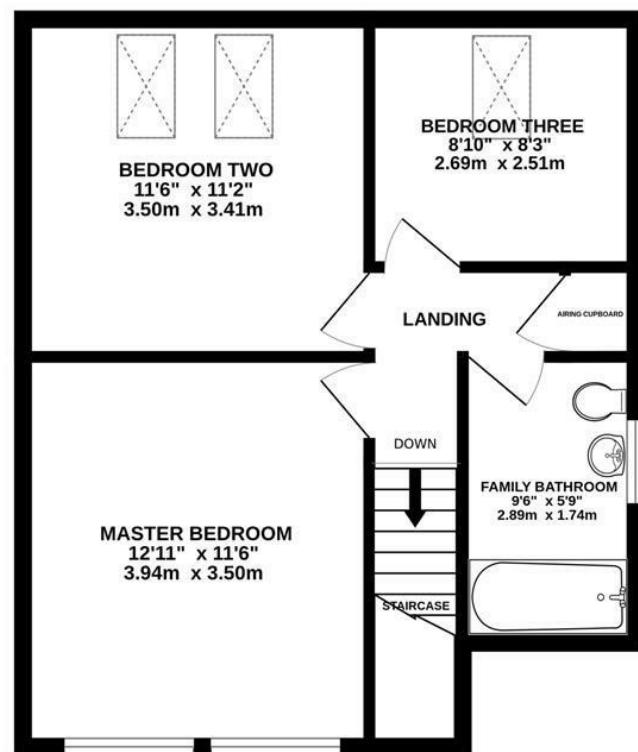


# BEN ROSE

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



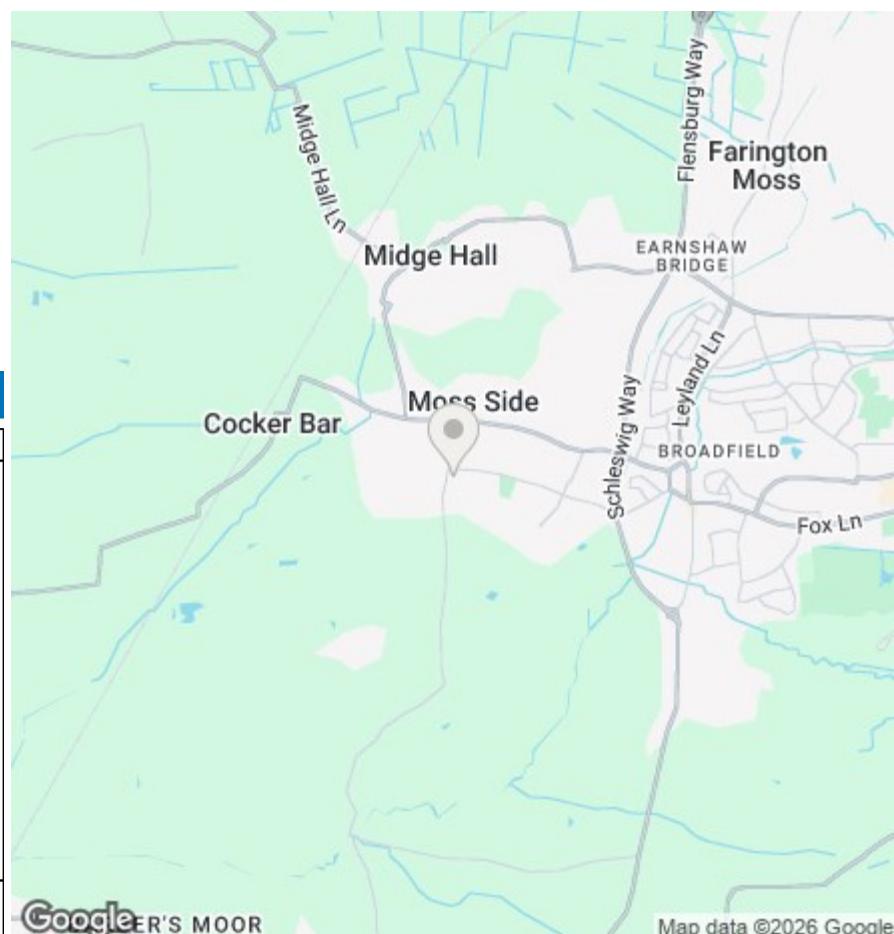
TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

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.

Made with Metropix ©2025



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	86
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(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	