BEN ROSE



Starkie Street, Leyland **Offers Over £135,000**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, nestled in the heart of Leyland. Perfectly suited to first-time buyers, the home is ideally situated within walking distance of Leyland town centre, with superb local amenities right on the doorstep. The property also benefits from excellent transport links, including local bus routes and easy access to the M6 and M61 motorways.

Stepping into the property through the entrance porch, you will find yourself in the spacious lounge, which features a central fireplace and large window overlooking the front aspect. From here, you move through to the modern kitchen/diner. The kitchen offers ample storage, with an integrated fridge, freezer, oven and hob, as well as space for a dining table and convenient access to the useful under-stairs storage. A single door leads out to the garden.

Moving upstairs, you will find two well-proportioned bedrooms and a three-piece family bathroom, complete with an over-the-bath shower.

Externally, the front of the property offers plenty of on-street parking. To the rear is a generously sized garden featuring a loose-stone patio, lawn and established apple tree, with a storage shed providing additional space. This offers a pleasant outdoor area ideal for relaxing or entertaining.

Early viewing is highly recommended to appreciate all this property has to offer.














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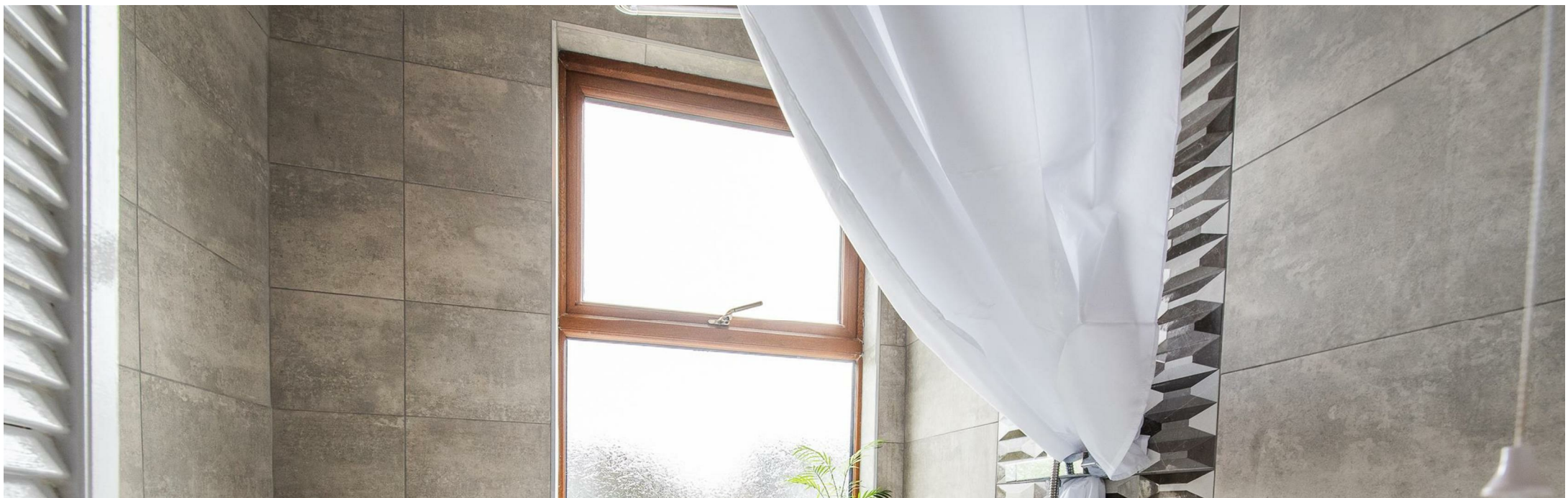














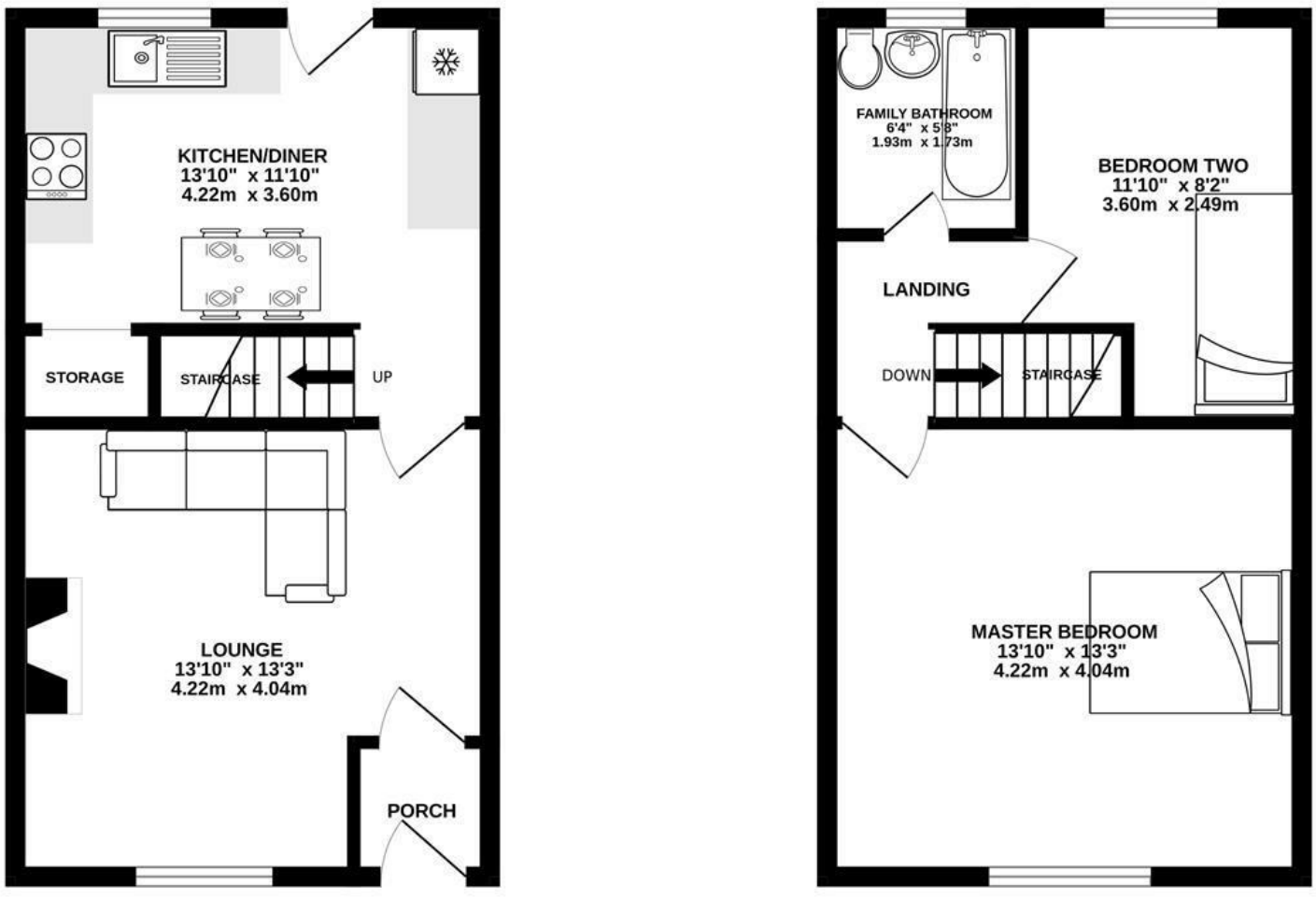


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BEN ROSE

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

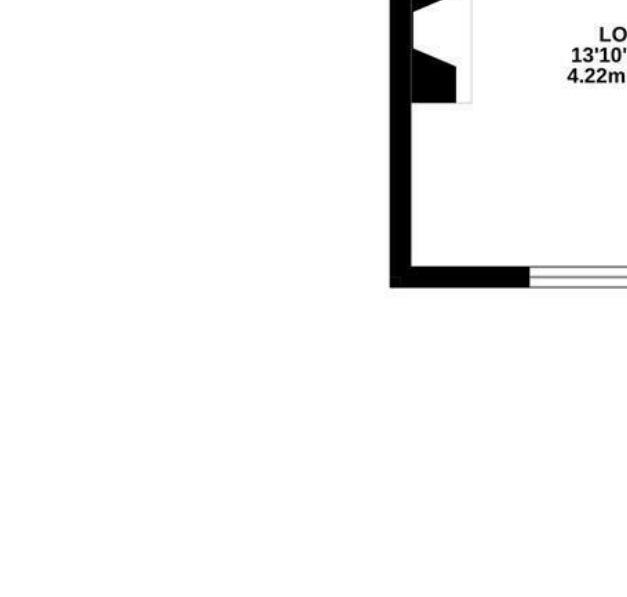
1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.

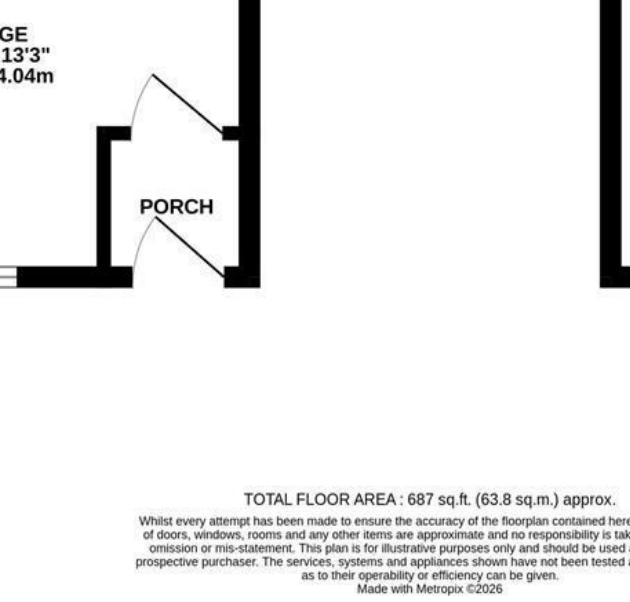


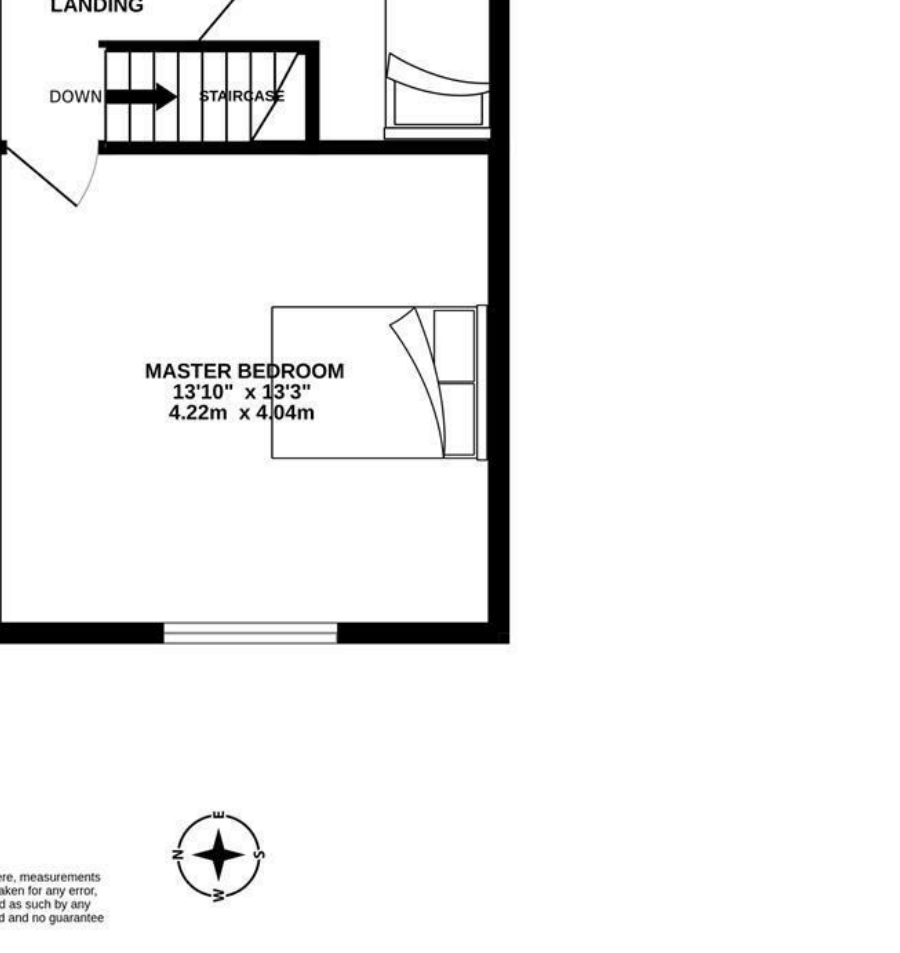
TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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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