BEN ROSE



## Mosslands, Leyland

## £155,000

Ben Rose Estate Agents are pleased to present to market this, CHAIN FREE, beautifully renovated semi-detached home, situated in a popular residential area of Leyland. Finished to a modern standard throughout, this attractive property offers two well-proportioned double bedrooms, a newly fitted kitchen and bathroom, and a thoughtfully arranged layout that would make an ideal home for first-time buyers and young families alike. Having undergone renovation, the property benefits from a new boiler, new radiators throughout, a newly landscaped rear garden and a fitted alarm system, allowing prospective buyers to enjoy a fresh, contemporary home with a range of valuable improvements already completed. Leyland offers a wealth of everyday amenities, including supermarkets, local shops, cafés, restaurants and leisure facilities, alongside a selection of nearby schools and green spaces. Leyland railway station provides convenient connections towards Preston and Manchester, while regular bus services link the surrounding towns and villages. The nearby M6 and M65 motorways offer excellent access across Lancashire and beyond, with Preston, Chorley and the wider North West all within convenient reach for commuting, shopping and family days out.

Stepping inside, the entrance hall provides access to the kitchen and lounge, immediately introducing the home's fresh and modern finish. The newly fitted kitchen offers ample cupboard and worktop space, providing a practical and stylish setting for preparing meals and keeping everyday essentials organised. Continuing through, the spacious lounge offers plenty of room for a range of furnishings, alongside space for a family-sized dining table, making it a versatile area for relaxing, entertaining and enjoying meals together. Double doors overlook the rear garden, allowing natural light to filter into the room while creating a pleasant connection with the outdoor space. The staircase leads to the first floor, with useful storage available beneath, helping to maximise the available living space.

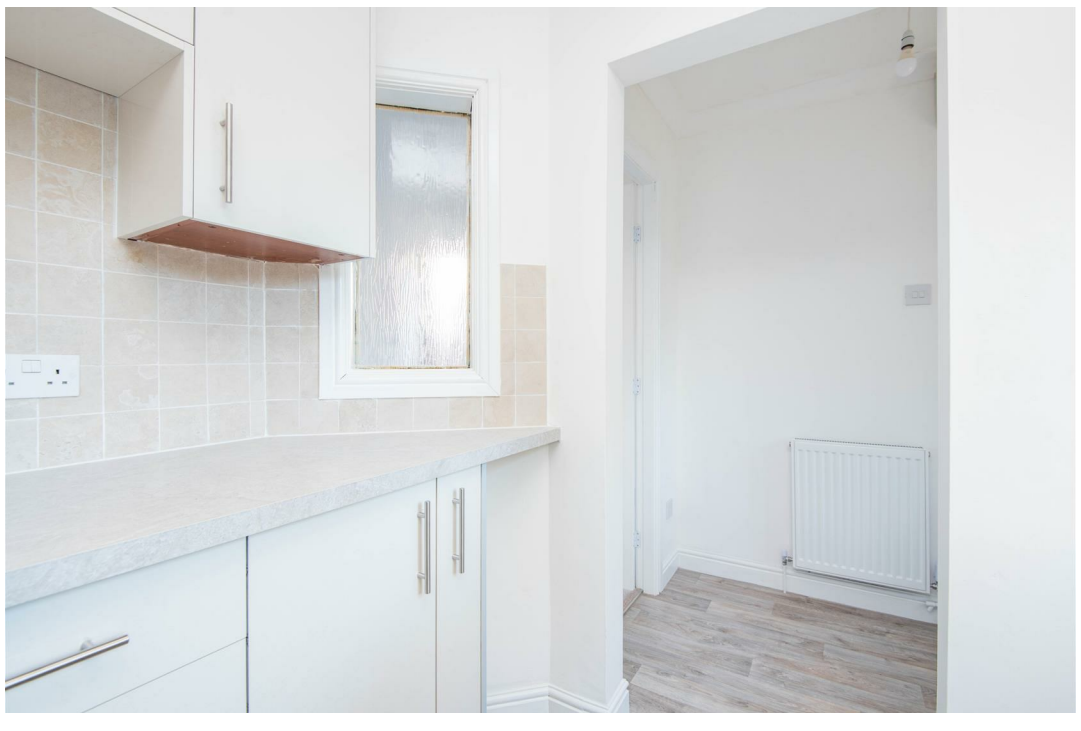
Heading upstairs, the landing provides access to two comfortable double bedrooms and the newly installed family bathroom. Both bedrooms are well proportioned and benefit from dual windows, allowing plenty of natural light to brighten the rooms and create an airy atmosphere. The master bedroom further benefits from built-in storage, offering a practical solution for keeping belongings neatly organised. Completing the accommodation is the contemporary family bathroom, newly fitted with a shower, wash basin and WC, providing a fresh and functional space to suit the needs of a modern household.

Externally, the property boasts a paved driveway providing off-road parking for multiple vehicles, complemented by slate chippings that create an attractive and low-maintenance frontage. To the rear, the newly landscaped garden is enclosed by fencing and is primarily laid to lawn, offering a pleasant space for children to play or for enjoying time outdoors. A decked seating area provides the perfect spot for a bistro set, making it ideal for morning coffee, alfresco dining or relaxing during the warmer months. To the side of the property, a further generous area finished with slate chippings offers exciting potential for an extension, subject to obtaining the necessary planning permission and building regulations approval. Combining extensive recent renovations, modern interiors, a landscaped garden and scope for future development, this appealing home represents an excellent opportunity for young families and first-time buyers seeking a move-in-ready property in a well-connected Leyland location.









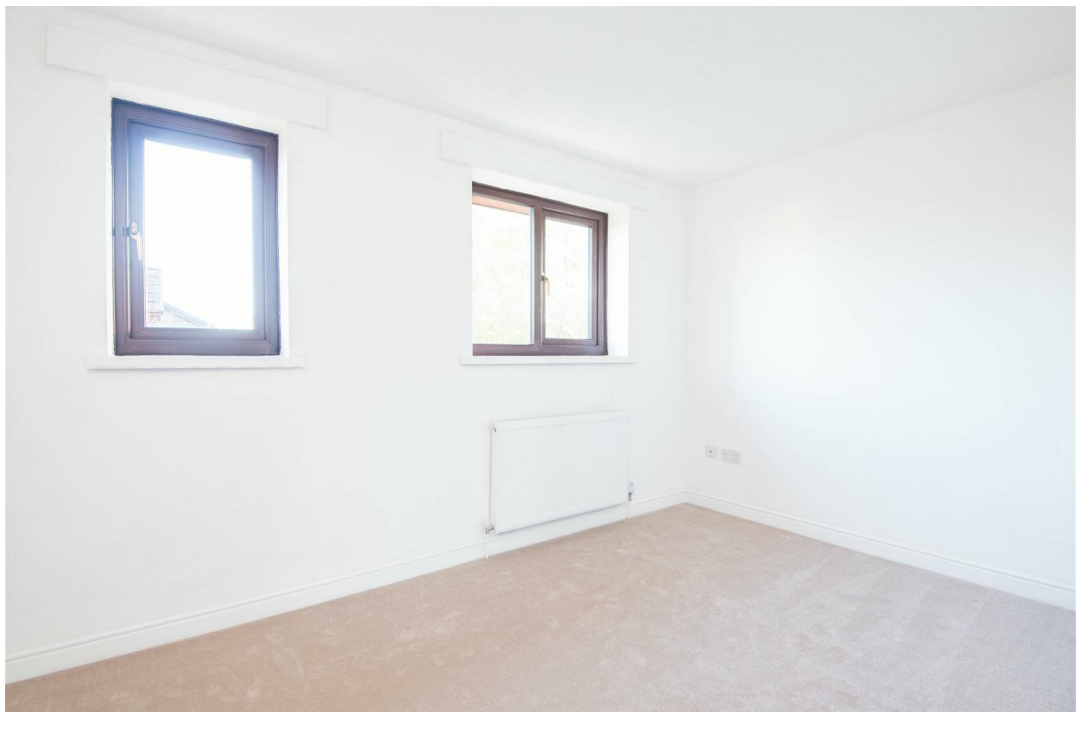


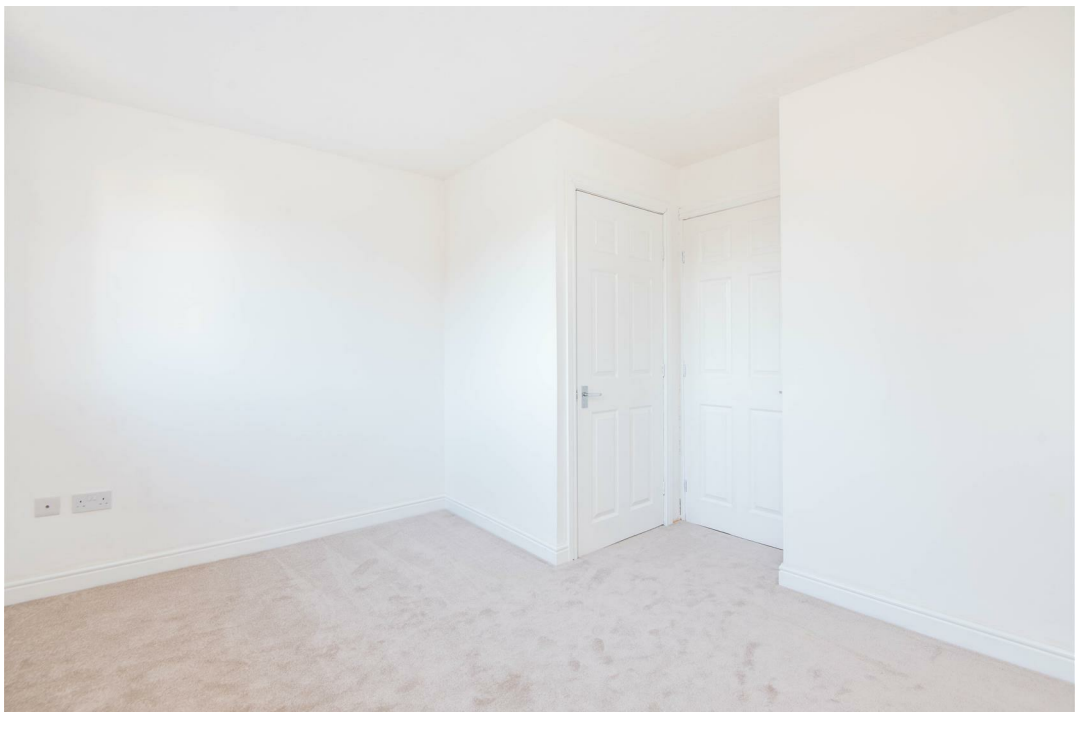
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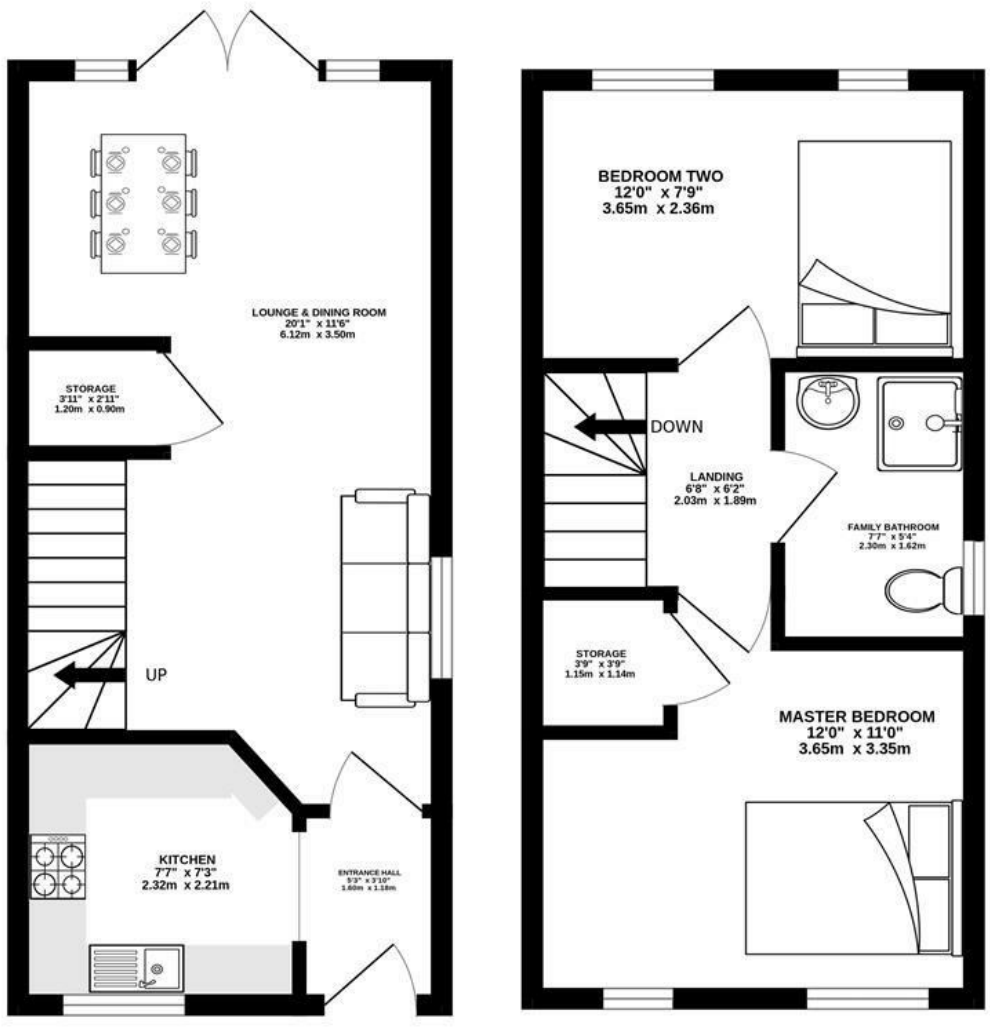


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GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.

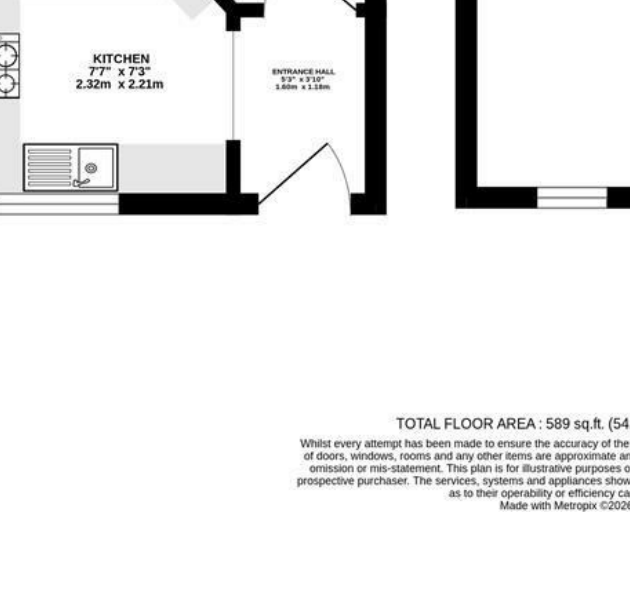


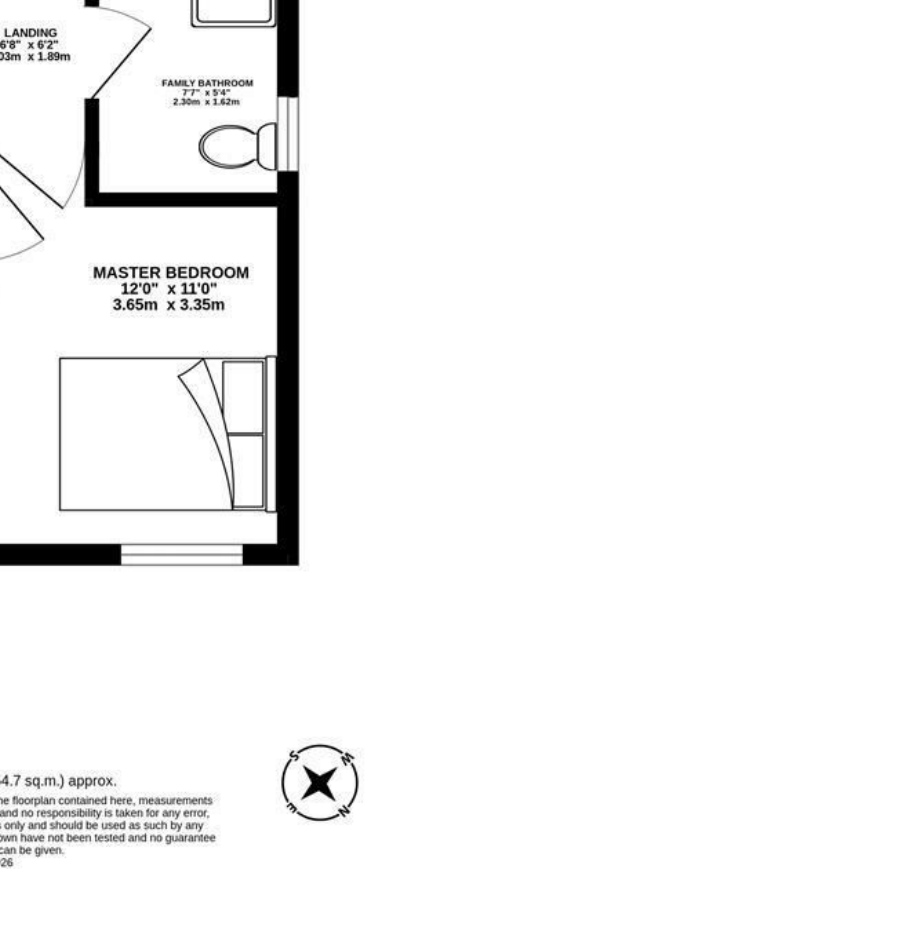

TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

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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