BEN ROSE



Peacock Hall Road, Leyland

Offers Over £75,000

Ben Rose Estate Agents are pleased to present to the market this well-presented one-bedroom first-floor apartment, situated in a popular residential area of Leyland, Lancashire. Ideal for investors, a couple or first-time buyer, the property offers comfortable living accommodation with convenient access to a wealth of local amenities, including supermarkets, parks, walking routes and leisure facilities with Seven Stars Primary School located directly opposite. Excellent transport links are close by, with Leyland Railway Station providing direct services to Preston, Manchester, and beyond, alongside regular bus routes and easy access to the M6, M61, and M65 motorways, making commuting to Preston, Chorley, Southport, and Manchester straightforward.

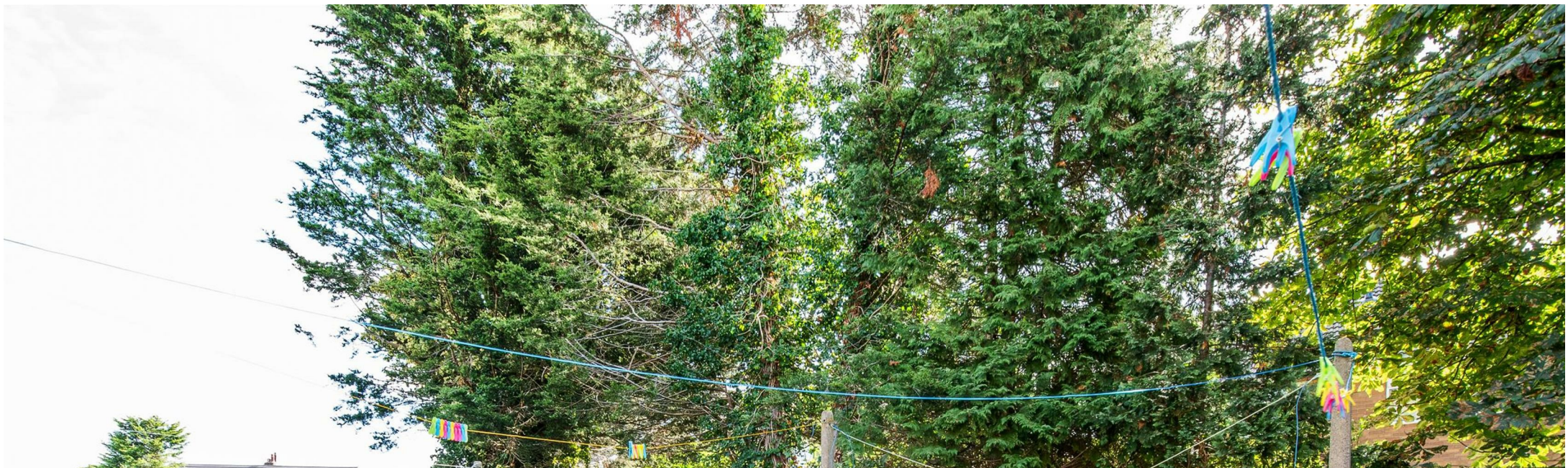
Stepping into the property, a staircase from the ground floor leads up to the main living accommodation. Here, you will find the spacious lounge, alongside a modern fitted kitchen featuring an integrated fridge, freezer, oven, and hob, as well as space for a table and chairs. Continuing through the property, you will find a generously sized bedroom benefiting from integrated storage, alongside a contemporary three-piece bathroom with an over-the-bath shower.

Externally, the property benefits from pleasant open view to the front, with plenty of on-street parking available. To the rear is a lovely communal garden, featuring a spacious lawn and providing a pleasant outdoor space for relaxing.

Early viewing is highly recommended to avoid potential disappointment.











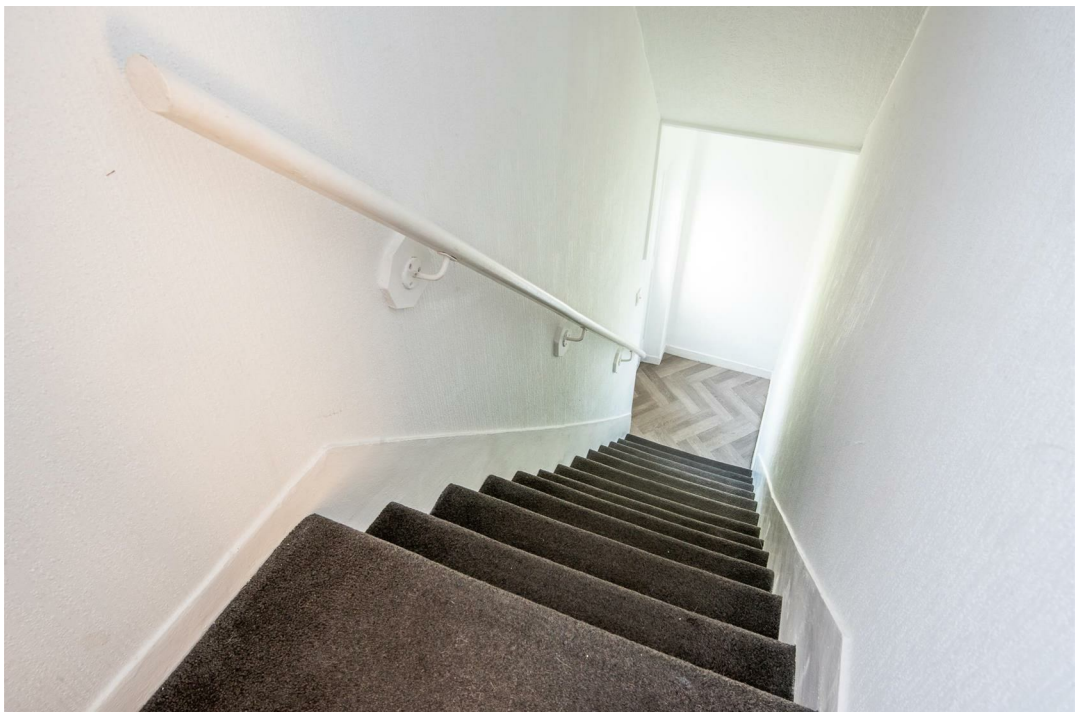
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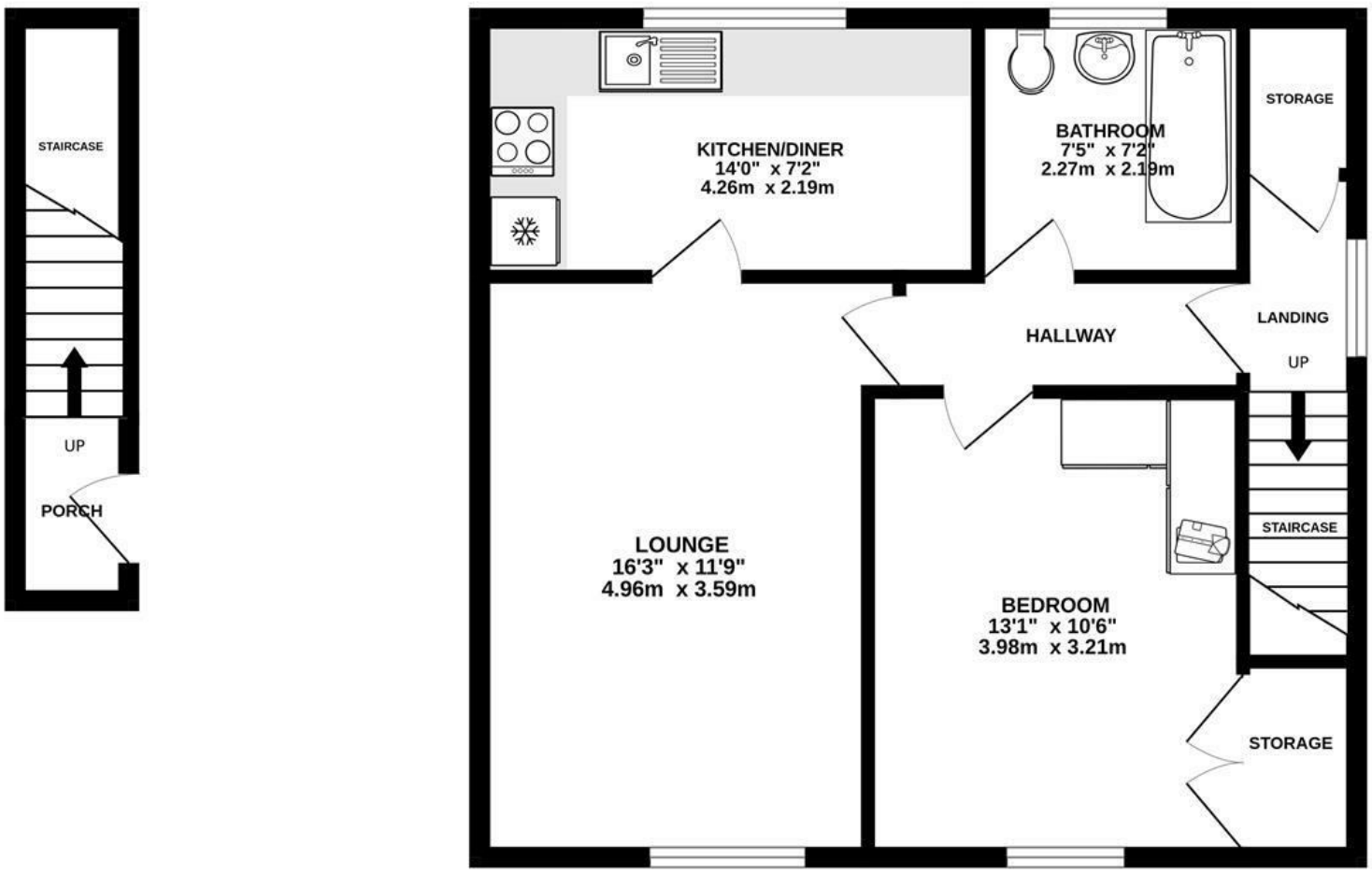




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GROUND FLOOR
52 sq.ft. (4.8 sq.m.) approx.

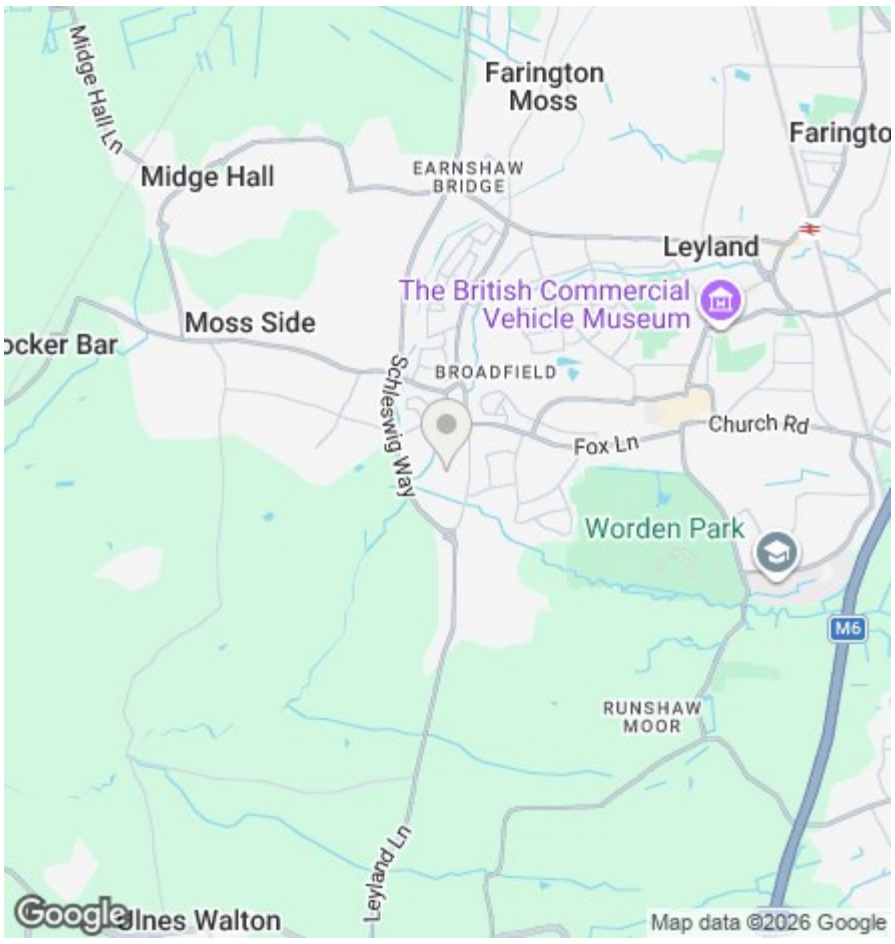
FIRST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

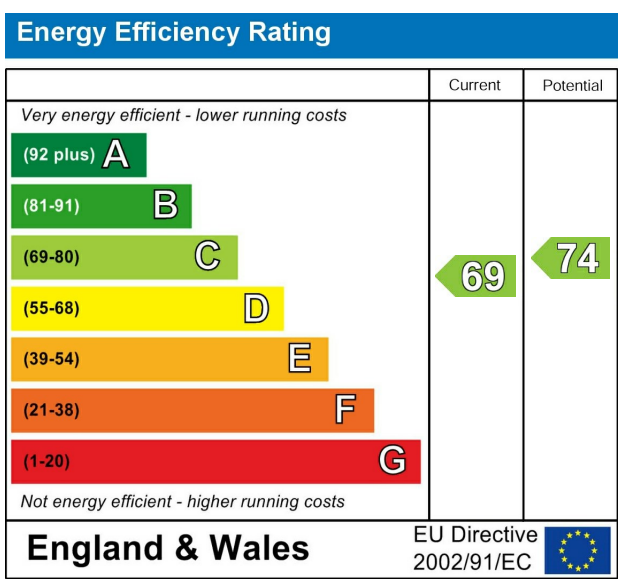


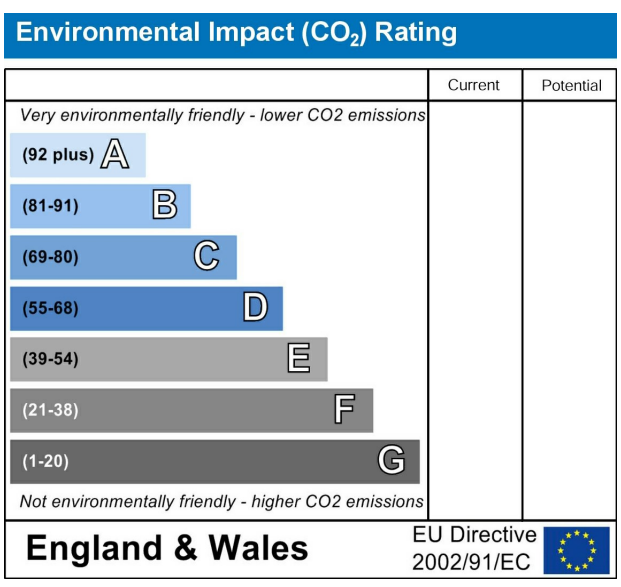
TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.

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.
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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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