BEN ROSE



St. Johns Green, Leyland £190,000

Ben Rose Estate Agents are delighted to present to the market this spacious three-bedroom semi-detached property, nestled within a quiet residential area of Leyland, Lancashire. The property is ideally located close to excellent local schools, shops, and amenities, while also being within easy commuting distance of major towns and cities across the North West via the M6 and M61 motorways. While the home would benefit from some modernisation, it presents an excellent opportunity for buyers looking to create a home tailored to their own taste and requirements, with generous and versatile accommodation already in place.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a beautiful bay window overlooking the green to the front. Continuing through the property, you will enter the open-plan kitchen/diner. The fitted kitchen offers ample storage and space for freestanding appliances, while the dining area provides ample room for a large family dining table and benefits from large windows overlooking the rear garden.

From the kitchen, you will find access to the original garage, which has been thoughtfully converted to provide versatile additional living space. This area incorporates a practical utility room with sink and access to a convenient downstairs W.C. There is also a versatile family room, offering excellent flexibility for use as a home office, hobby room, playroom, formal dining room, or additional sitting room.

Moving upstairs, you will find three well-proportioned bedrooms, all benefiting from integrated storage. A modern two-piece wet room/shower room and separate W.C. complete this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles. To the rear is a low-maintenance garden featuring a combination of flagged and loose-stone patio areas, creating a pleasant outdoor space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the versatile living space and potential this property has to offer, and to avoid potential disappointment.





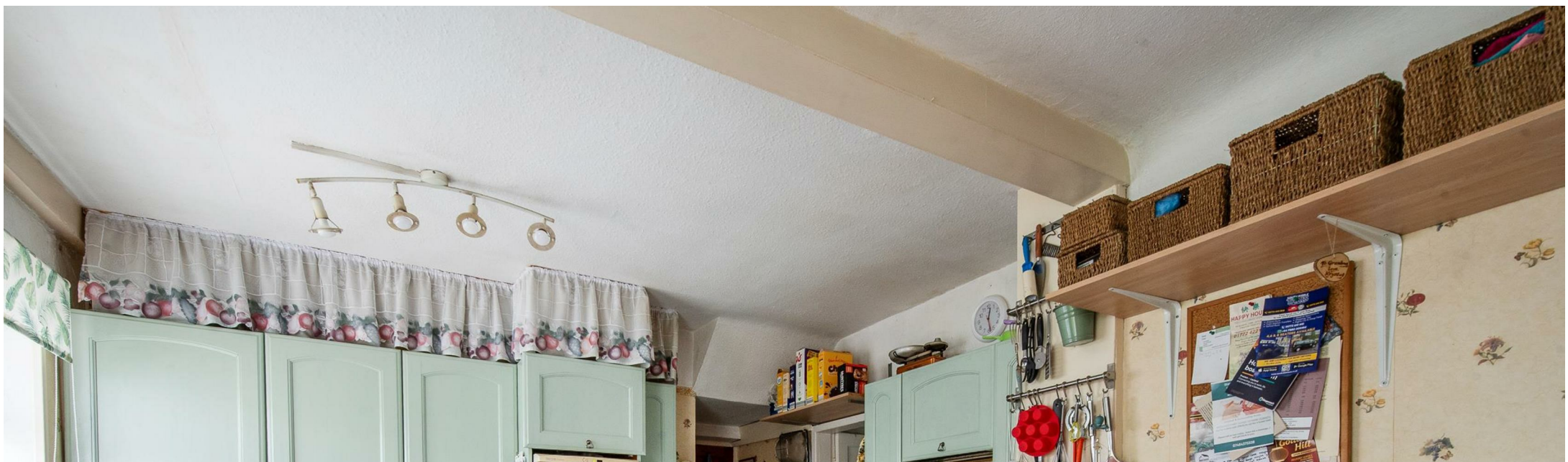
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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

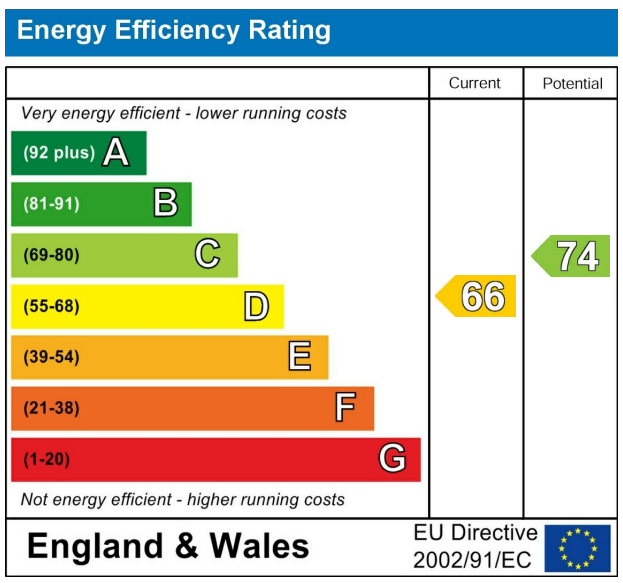
1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.

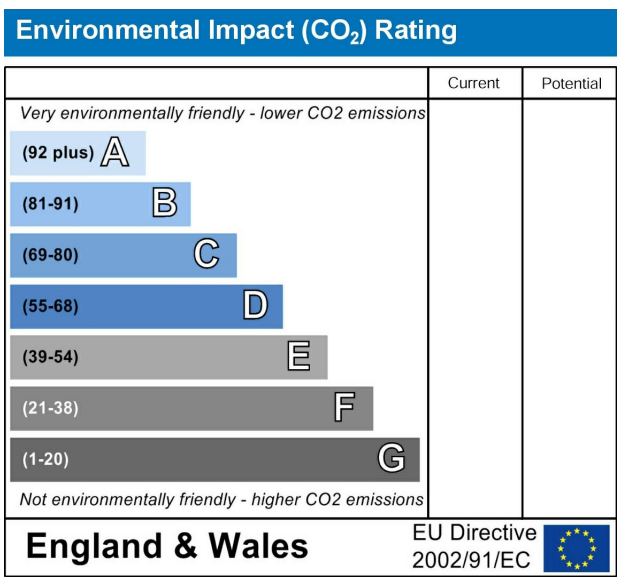


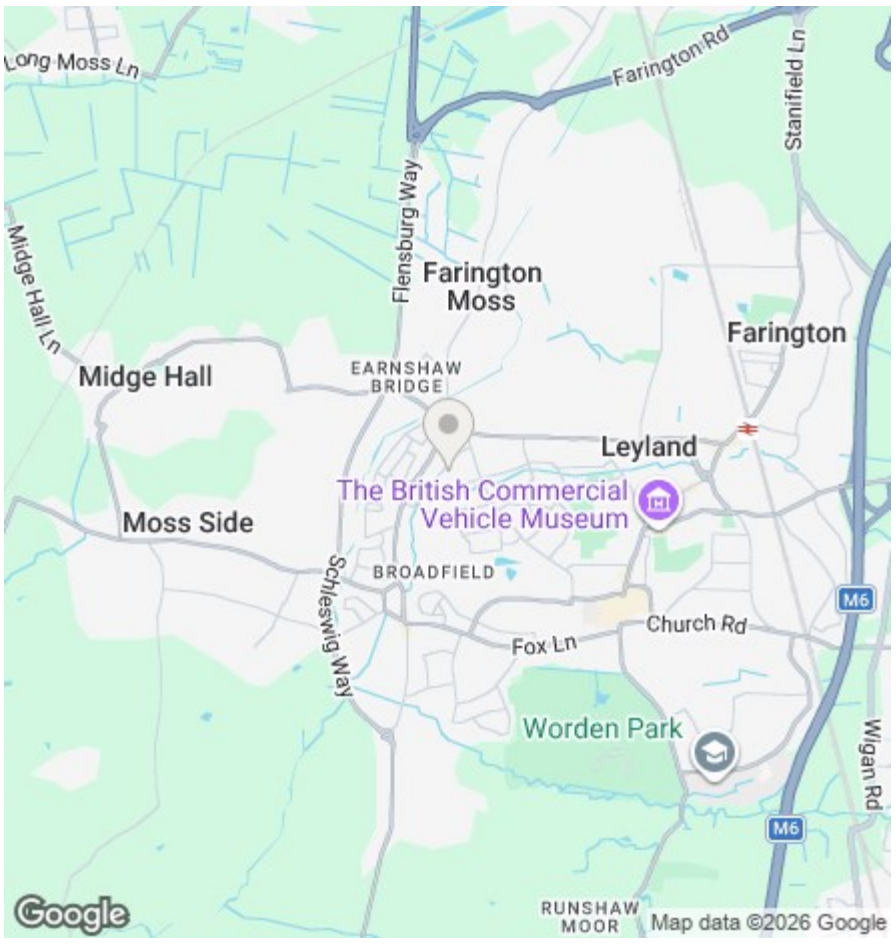
TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

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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