



Marshall's Brow, Leyland

Guide Price £180,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, offering spacious and versatile accommodation throughout with a modern finish that is perfectly suited to contemporary family living. With well-proportioned rooms, flexible reception space and thoughtfully designed interiors, this home provides an excellent balance of comfort and practicality, ideal for growing families seeking a property they can settle into long term. Located in the popular town of Leyland, the property benefits from a wealth of nearby amenities including supermarkets, well-regarded schools, parks, leisure facilities and local eateries, all within easy reach. The area is exceptionally well connected, with regular bus services, convenient rail links from Leyland railway station and excellent access to the M6 motorway and M65 motorway, providing straightforward routes to nearby towns and cities such as Preston, Chorley and Manchester. With local green spaces and family-friendly attractions close by, the location offers a fantastic lifestyle opportunity.

Stepping through the front door, you are welcomed by a bright entrance hallway which provides access to the first-floor staircase, a convenient ground floor WC and the main living areas. The spacious lounge enjoys a warm and homely atmosphere, offering plenty of space for relaxing and entertaining while creating a cosy heart to the home. Flowing seamlessly from here is the modern kitchen, fitted with contemporary units and incorporating a dedicated dining area, making it ideal for family mealtimes and social occasions alike. To the rear, the orangery provides a wonderful additional living space filled with natural light, enhancing the overall versatility of the ground floor and offering the perfect setting for a playroom, second sitting area or stylish entertaining space.

Upstairs, the landing leads to three generously sized double bedrooms, each thoughtfully proportioned to provide comfortable accommodation for family members or guests. The main bedroom benefits from its own en suite shower room and additional storage, creating a private retreat within the home. The remaining bedrooms are served by a modern family bathroom, finished to a contemporary standard and designed with both style and functionality in mind.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles, alongside a paved walkway and attractive raised flower beds that give a welcoming first impression. To the rear, the enclosed garden has been designed for ease of maintenance and year-round enjoyment, featuring mature flower beds, an astroturfed area, a paved seating space ideal for outdoor furniture, a useful storage shed and access to a partially converted garage that offers excellent potential for a workshop, home gym or hobby space. Overall, this is a superb detached family home combining generous living space, flexible interiors and an excellent location, making it a fantastic opportunity for buyers seeking both comfort and convenience in a well-established community.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







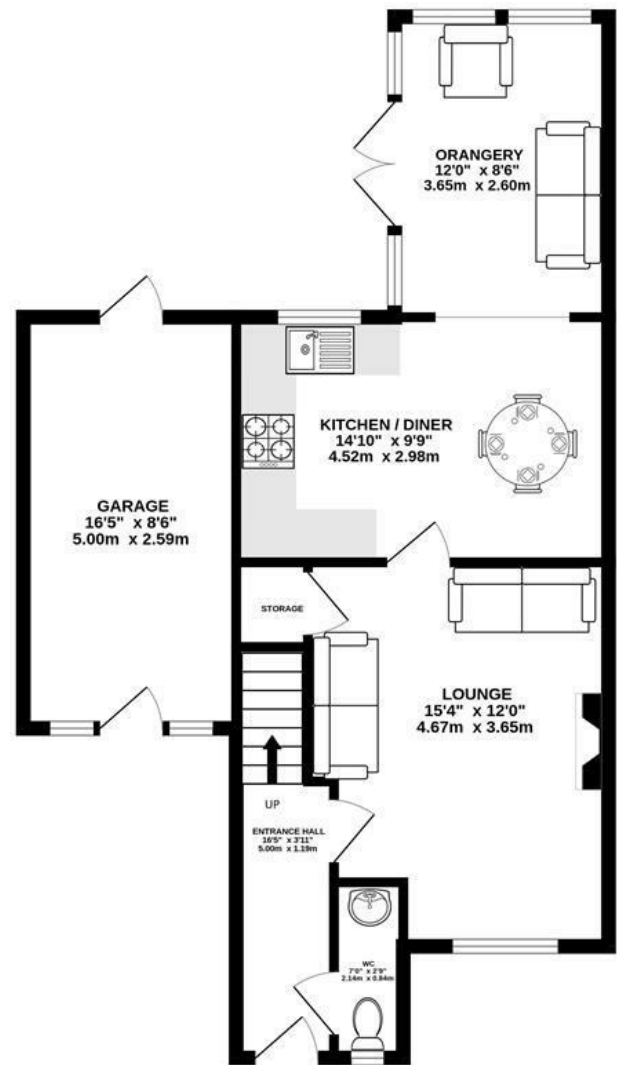




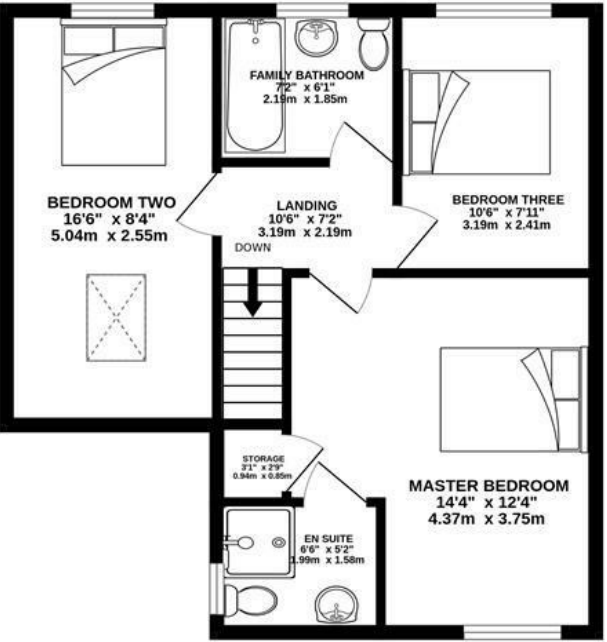


BEN ROSE

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72 76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

