



Cypress Close, Leyland

Offers Over £219,950

Ben Rose Estate Agents are delighted to present this charming freehold, three-bedroom semi-detached home, tucked away in a peaceful cul-de-sac in Leyland, Lancashire. Ideal for families, the property offers a well-proportioned layout with inviting living spaces that flow effortlessly from room to room. Conveniently situated within close proximity to Leyland's town centre, residents will benefit from excellent transport connections, including nearby train stations, reliable bus services, and easy access to the M6 and M61 motorways. The surrounding area is well-served by a variety of local amenities, highly regarded schools, and green open spaces, with the much-loved Worden Park just a short drive away.

Upon entering the home, you are welcomed into a hallway that provides access to the spacious lounge and staircase. The lounge, positioned at the front of the property, enjoys plenty of natural light from a large window and leads through to the remainder of the ground floor accommodation. A convenient WC is located just off the hallway, followed by a modern kitchen/diner that has been thoughtfully designed to meet the needs of family living. The kitchen features integrated appliances, including a hob, oven, and fridge freezer, while the adjoining dining area comfortably accommodates a large family dining table. Patio doors at the rear open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the home offers three well-sized bedrooms. The master and second bedroom are both generous doubles, with the master bedroom benefitting from fitted wardrobes and its own en-suite shower room, finished with a three-piece suite. The remaining two bedrooms are serviced by a stylish family bathroom, complete with a three-piece suite and an over-the-bath shower.

Outside, the property boasts a large rear garden that extends along the side of the home and includes a mix of lawn and paved areas, ideal for relaxing or entertaining. The garden also provides gated access to the driveway, while the front of the property offers off-road parking for two vehicles. This is a wonderful opportunity to acquire a well-presented family home in a sought-after residential location.







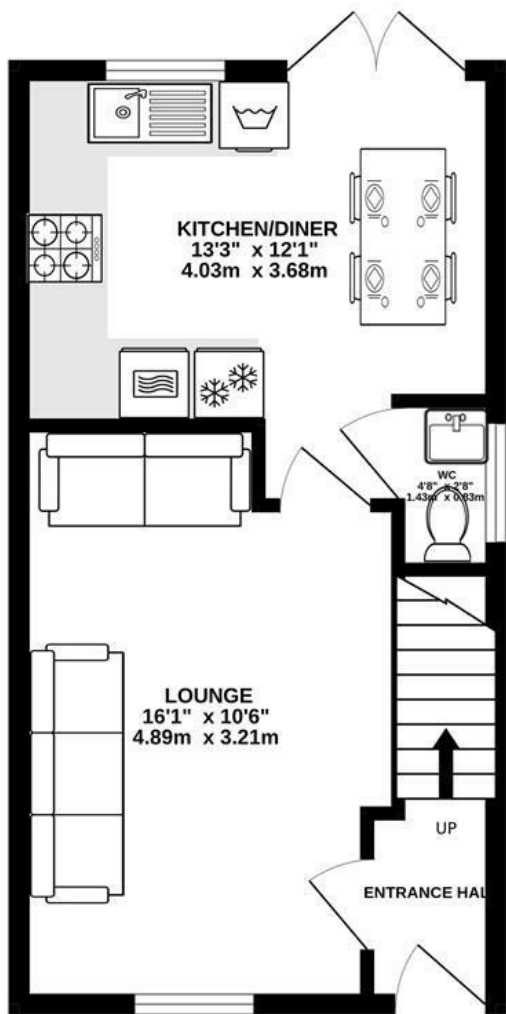




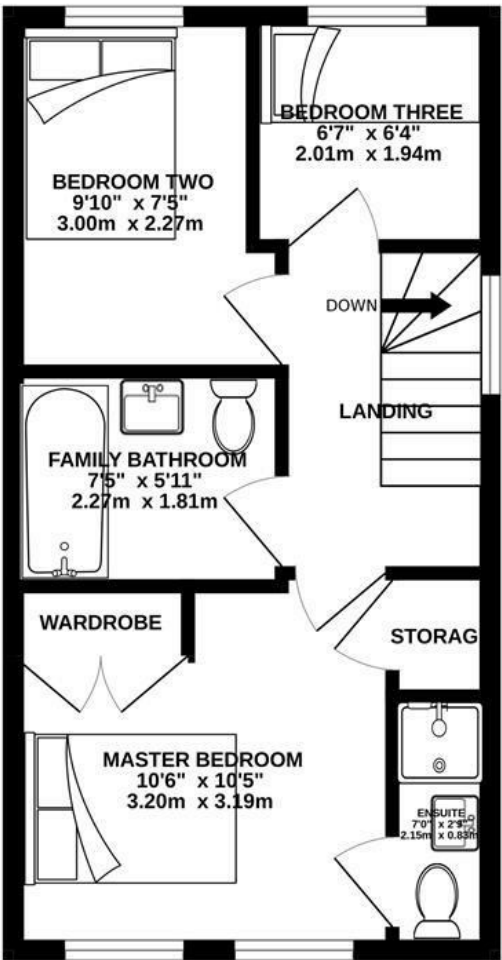


BEN ROSE

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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.
Made with Metropix ©2025



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	

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	

