



Gisburn Court, Leyland

£350,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, situated in a highly sought-after area of Leyland, Lancashire. This ideal family property is set back from the road, offering a convenient setting while being just a short drive from Leyland town centre. The home is well-connected, with excellent travel links including Leyland train station, nearby bus routes, and easy access to the M6 and M61 motorways, making it perfect for commuting to nearby cities like Preston, Chorley, and Manchester. The surrounding area boasts a wealth of amenities, including well-regarded schools, local shops, and leisure facilities, ensuring convenience for the whole family.

As you step into the property, you are welcomed by a bright and spacious reception hall that sets the tone for the rest of the home. To the front, the lounge offers a generous living space with a large front-facing window that floods the room with natural light. Adjacent to the lounge is a versatile office space that could easily serve as a playroom or games room, catering to a variety of family needs. The heart of the home is the modern, open-plan kitchen/dining room at the rear. The kitchen boasts integrated appliances throughout, a stylish breakfast bar, and ample workspace. The dining area provides enough room for a family-sized dining table or could be used as a snug, with patio doors leading directly to the garden. Completing the ground floor is a convenient WC.

Moving to the first floor, you'll find four generously sized bedrooms, ideal for a growing family. Most of the bedrooms feature fitted wardrobes, providing excellent storage solutions, while the master bedroom enjoys the added luxury of a private en-suite. The family bathroom is beautifully finished with a modern three-piece suite, including an over-the-bath shower.

Externally, the property offers a private driveway that comfortably accommodates two cars and leads to a single detached garage. To the rear is a lovely setting and is a perfect outdoor retreat, featuring a central lawn and multiple patio areas for outdoor dining and entertaining. There is also additional space behind the garage, ideal for a shed or extra storage.

This delightful family home is a must-see for those seeking modern living in a fantastic location.

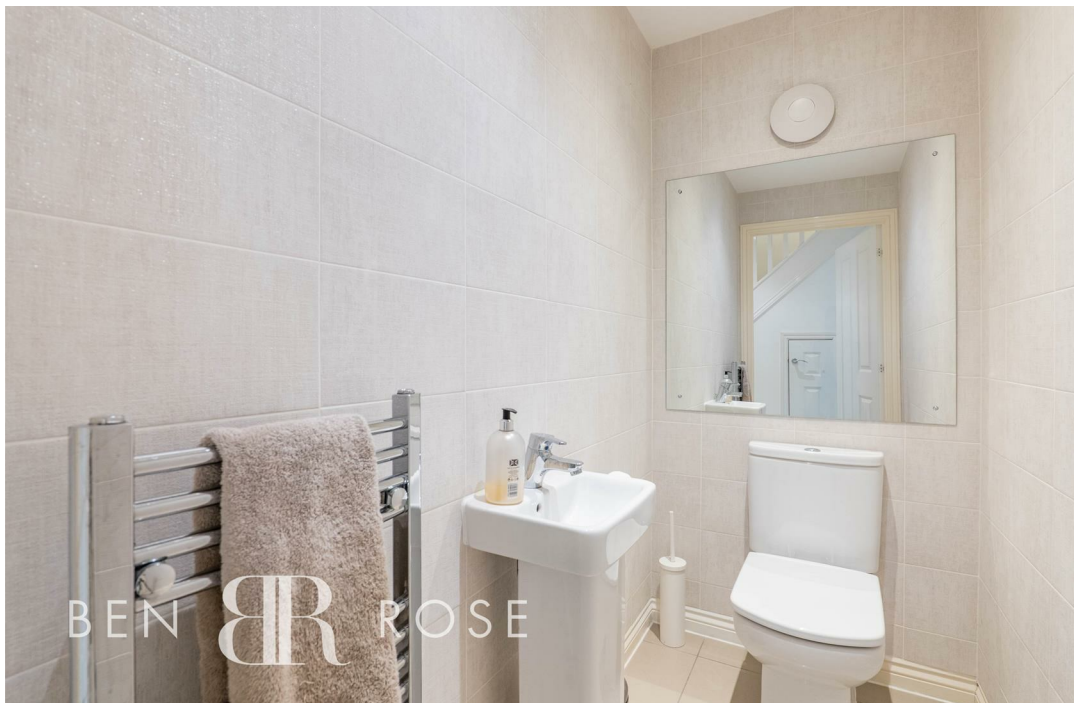














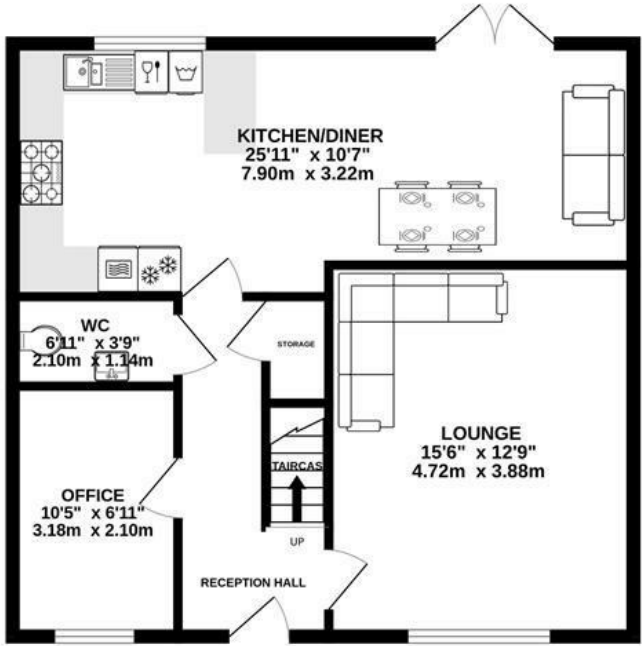




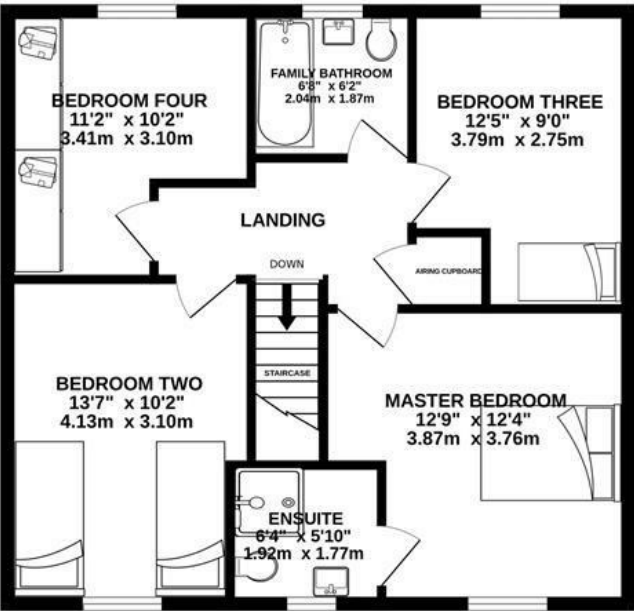


BEN ROSE

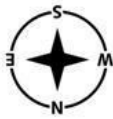
GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 87 | 89 |
| (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 | |  |

