



Canberra Road, Leyland

Offers Over £230,000

Ben Rose Estate Agents are delighted to offer this extended three-bedroom semi-detached property, ideally situated in the heart of Leyland. Perfect for families or those looking to upsize, the home enjoys a prime location near Leyland town centre, offering easy access to excellent local schools, supermarkets, and a variety of amenities. Convenient travel links via the nearby M6 and M61 motorways enhance its appeal. Early viewing is strongly recommended to avoid disappointment.

The interior of the property begins with a welcoming reception hall that provides access to all ground floor rooms. To the right of the hall lies the spacious front lounge, characterised by its high ceilings and the abundance of natural light that streams in through the front-facing window. Further along the hall is the open-plan dining/family room, a versatile space that offers access to under-stair storage and the kitchen.

The dining room is well-proportioned, accommodating a large family dining table with ease. The kitchen itself is generously sized, offering ample wall and base units, as well as a mix of integrated and freestanding appliances.

Adjacent to the dining room and located to the rear is the orangery/family room. This bright and versatile space, bathed in natural light, provides direct access to the garden through a set of patio doors, making it ideal for relaxation or entertaining.

Upstairs, the property boasts three generously sized bedrooms, all capable of fitting double beds. The master bedroom and the second bedroom benefit from integrated storage solutions, adding convenience. The family bathroom, located off the landing, includes an over-the-bath shower, while a separate WC adds practicality. The attic space also benefits from having a window to allow plenty of natural light.

Externally, the front of the property features a driveway with space for two cars and an easy to maintain front lawn. To the rear, a well-sized west-facing garden is predominantly lawned, with paved areas providing options for outdoor seating and storage. Side access to the property is also available from the garden.

Please note this property comprises a fully boarded and carpeted loft fitted with electricity and velux window allowing for ample light.







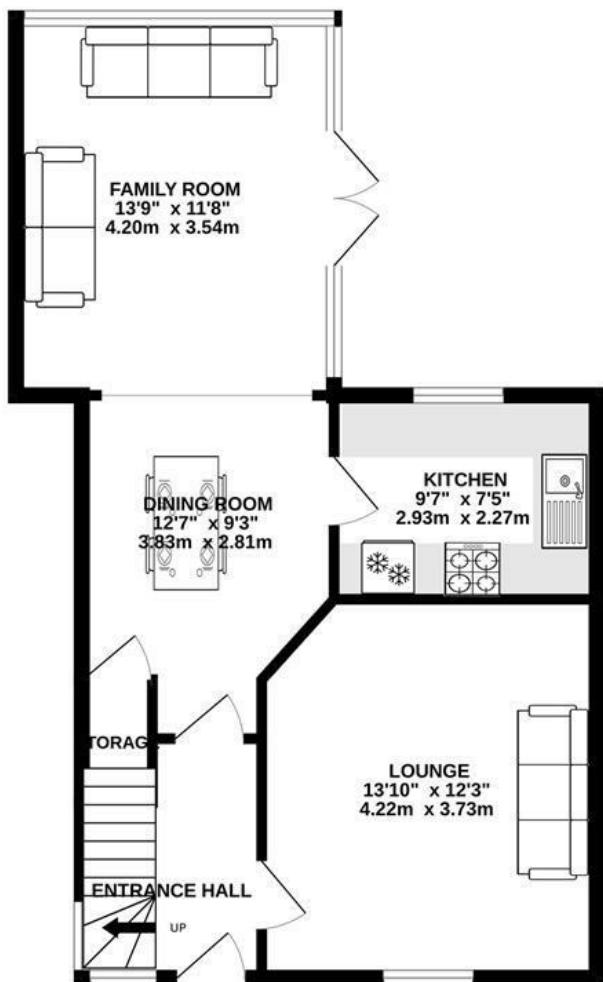




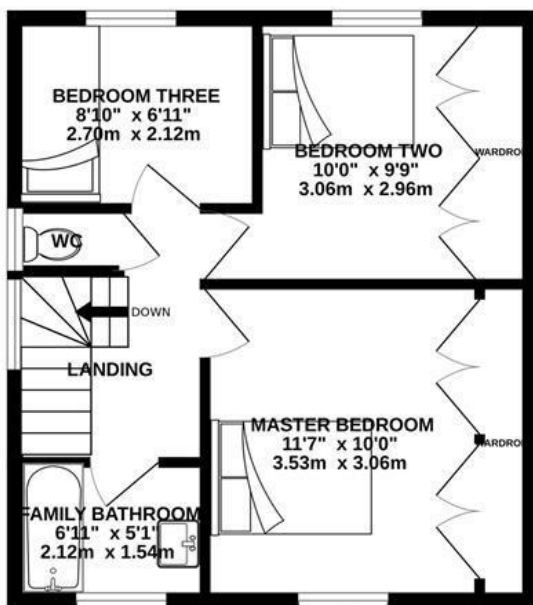


BEN ROSE

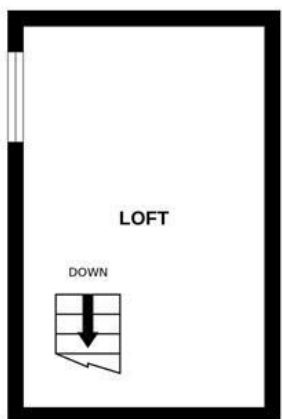
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
136 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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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		
	67	80
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	

