



**Seven Stars Road, Leyland**

**Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom terrace home, located in a sought-after area of Leyland. This property offers an excellent opportunity for first-time buyers or investors seeking a project, with the added benefit of NO ONWARD CHAIN. Situated directly opposite a charming play park, the home enjoys an open-aspect view, creating a welcoming and family-friendly atmosphere. Leyland provides a wealth of local amenities, including shops, cafes, and well-regarded schools. The property is conveniently positioned for easy access to Leyland train station, bus links, and the M6 and M61 motorways, offering excellent connectivity to nearby towns and cities such as Preston and Chorley.

As you step into the home, you are greeted by an entrance hall leading into the lounge. The spacious lounge features a central fireplace and patio doors that open onto the rear yard, making it an ideal space for relaxing or entertaining. Off the lounge is the kitchen, which is fitted with ample units and flows seamlessly into the separate breakfast room. The breakfast room benefits from additional under-stairs storage, offering practicality and versatility.

Moving to the first floor, the property boasts three well-proportioned bedrooms. The master bedroom features fitted wardrobes, providing convenient storage solutions, while the remaining two bedrooms offer flexibility for use as children's rooms, a guest room, or a home office. The family shower room is fitted with a three-piece suite, completing this floor layout. Located above is a boarded loft that offers even more potential for a conversion with the right permissions in place.

Externally, the home is set back from the road with on-road parking located just to the side. A footpath leads to the gated front yard, which overlooks the play park, offering a peaceful and scenic view. To the rear is a convenient yard space with gated access to a private road, ideal for additional parking or ease of maintenance.

This property is brimming with potential and offers an excellent canvas for its new owners to make it their own.





















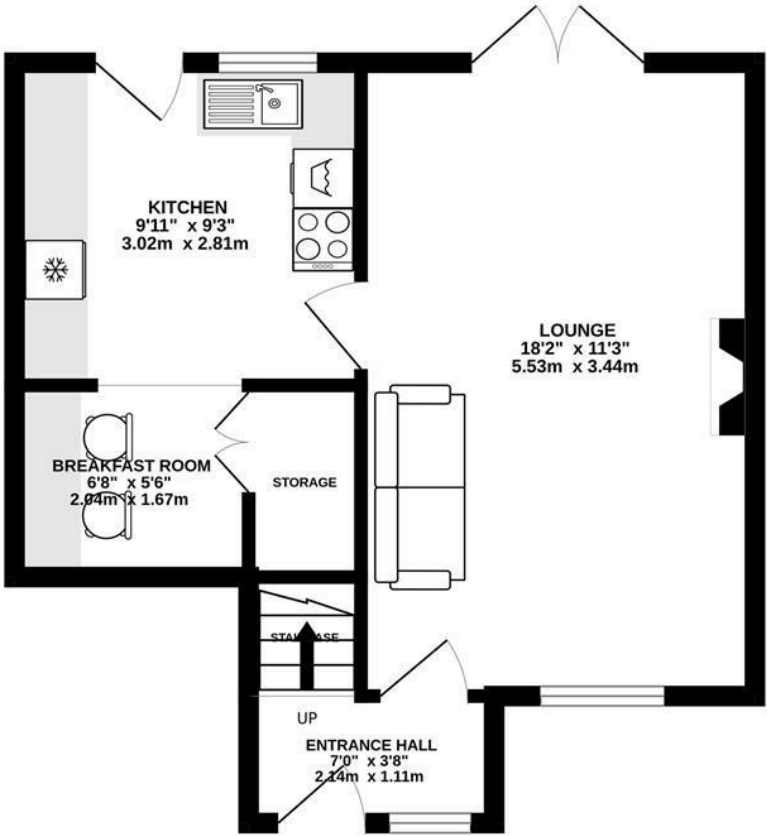




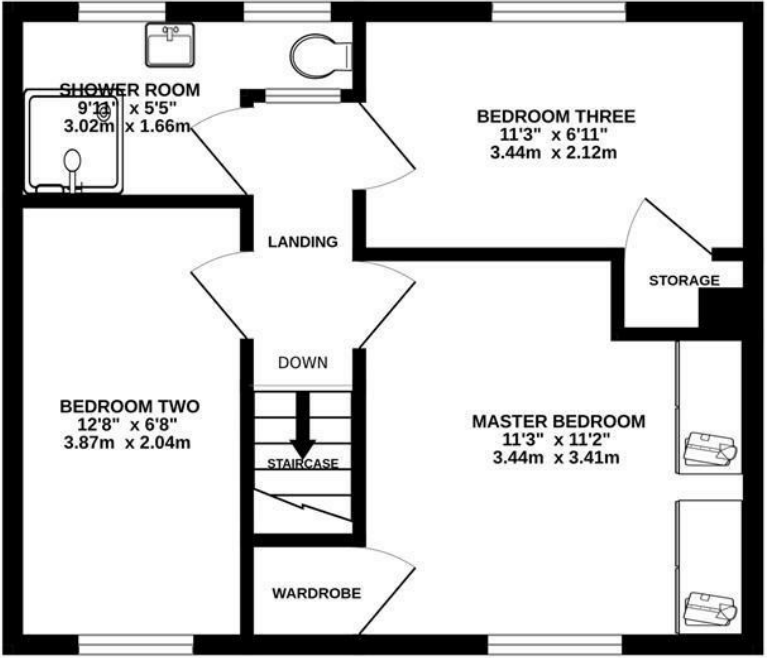


# BEN ROSE

GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.5 sq.m.) approx.




TOTAL FLOOR AREA : 766 sq.ft. (71.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	84
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	