



Lily Court, Worden Gardens, Leyland

£220,000

Ben Rose Estate Agents are delighted to present to the market this beautifully presented two-bedroom property, located on the highly sought-after Worden Gardens development in Leyland.

This property is well-suited for couples or a small family seeking a stylish yet comfortable home with a neutral aesthetic. It is conveniently situated just a short drive from Leyland town centre and is surrounded by excellent local schools, supermarkets, and amenities. The picturesque Worden Park is just a five-minute walk away, offering green space for leisurely strolls and outdoor activities. The property also benefits from fantastic transport links, with nearby bus routes and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge. This bright and airy space features a large window overlooking the front aspect and houses the staircase leading to the upper level, along with access to the understairs storage. From the lounge, you enter the modern kitchen/diner at the rear. The kitchen is fitted with sleek wall and base units and fully integrated appliances. The dining area offers ample space for a family dining table, with double patio doors opening onto the rear garden. Completing the ground floor is a convenient WC, located near the entrance.

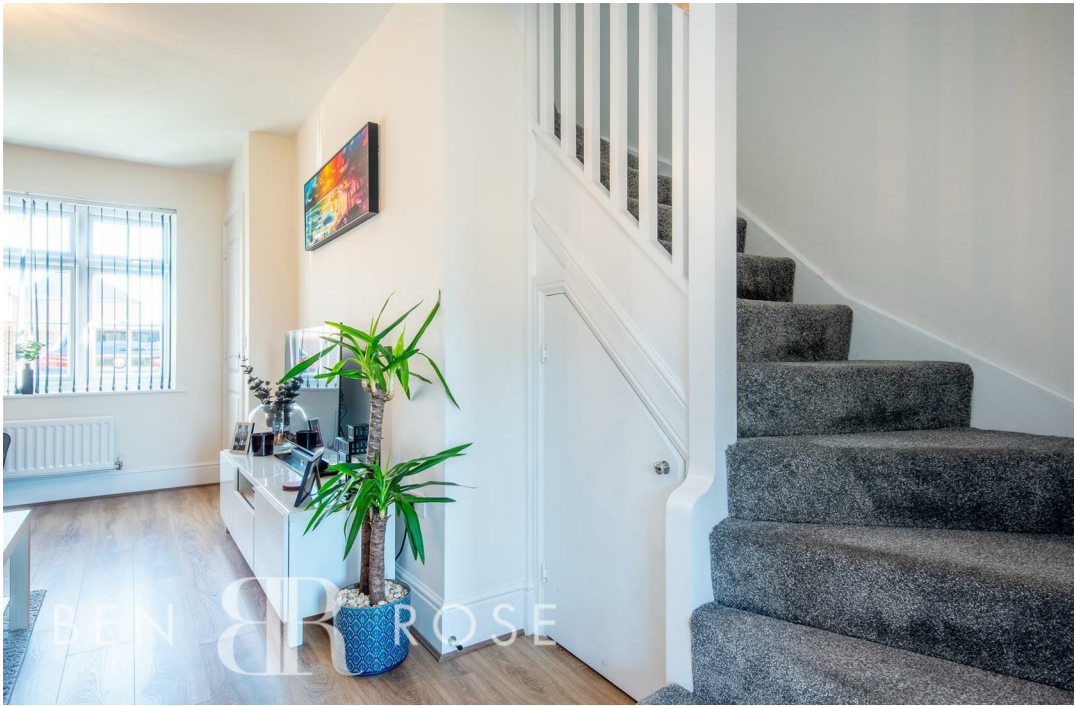
Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. The master bedroom boasts an en-suite bathroom with an over-bath shower, while the second bedroom also features an en-suite shower room.

The home also includes a fully boarded loft for additional storage, complete with a convenient pull-down ladder. Further benefits include an EV charging point on the driveway and solar panels, enhancing energy efficiency.

Externally, the property includes a private driveway at the front, providing off-road parking for two vehicles. The generously sized, south-west-facing rear garden features a well-maintained lawn and a flagged patio—perfect for outdoor furniture and making the most of the sunshine.







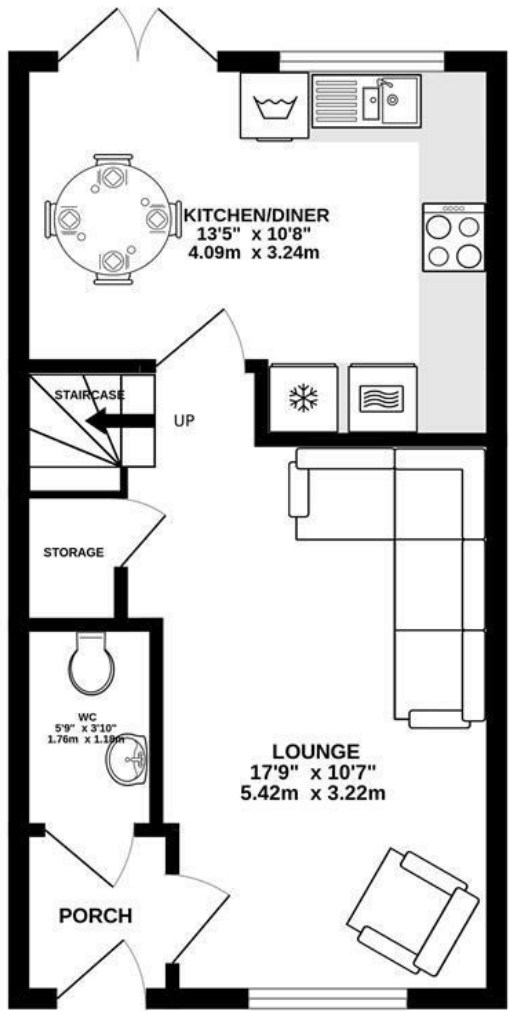




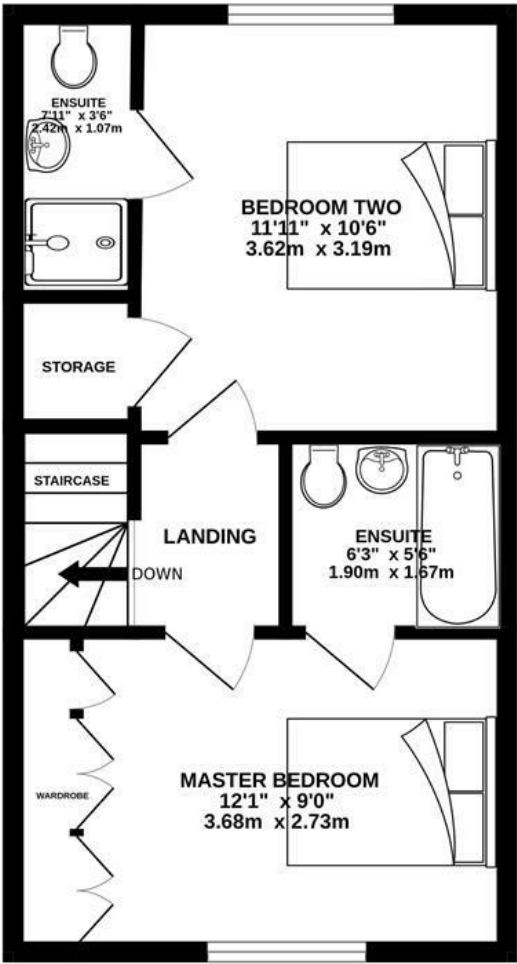


BEN ROSE

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.

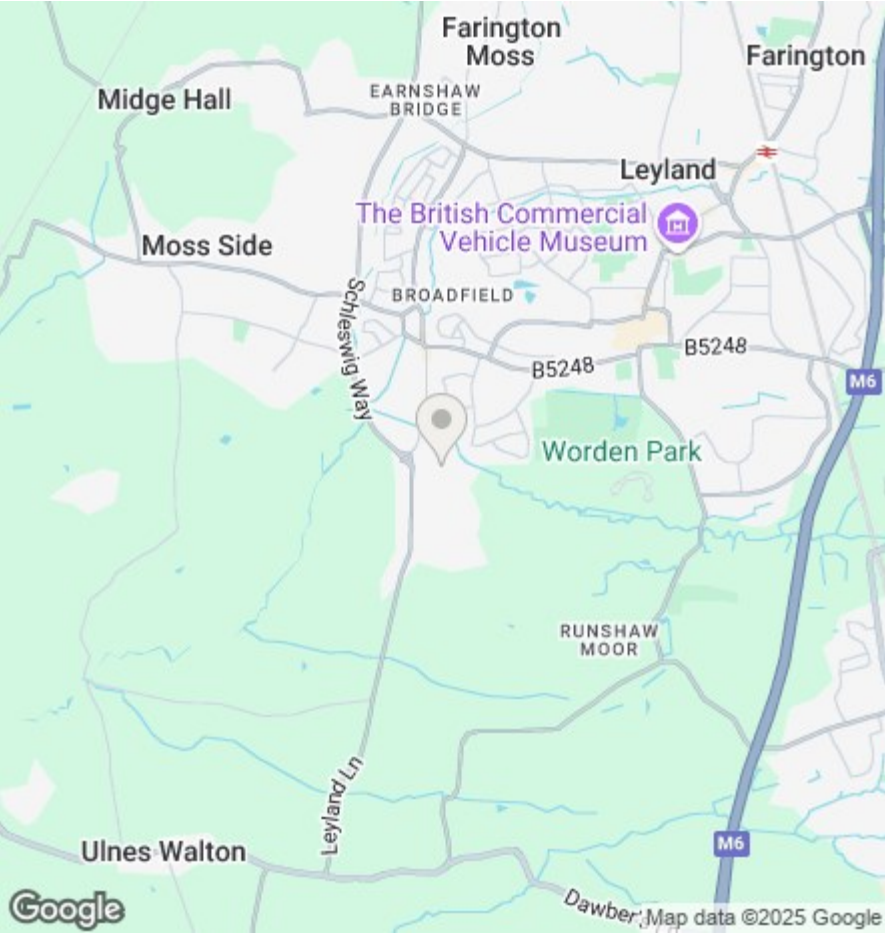



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

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	86	87
(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	