



Broadfield Drive, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached home, ideally located in Leyland. Situated close to Leyland town centre, the property benefits from excellent local schools, shops, and amenities, as well as being just a short drive from the award-winning Worden Park. It also boasts fantastic travel links, with easy access to the M6 and M65 motorways, along with convenient rail connections from Leyland train station to nearby towns and cities.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a charming gas fireplace and a large front-facing bay window that fills the room with natural light. From here, you enter the dining room, which provides ample space for a large family dining table. The kitchen, located at the rear of the property, can be accessed from both the dining room and the entrance hallway. This generously sized kitchen offers plenty of storage and worktop space, along with room for freestanding appliances. A single door leads from the kitchen into the garden room, a light and airy space that provides a versatile area to enjoy views of the garden. If desired, the garden room could be converted into a utility room.

Just off the garden room, there is a convenient WC, as well as access to the workshop. The original garage door has been sealed to create an enclosed workshop, ideal for hobbies, DIY projects, or additional storage.

Externally, the front of the property features a low-maintenance stone garden and a private driveway providing off-road parking for two vehicles. At the rear, a generously sized tiered garden awaits, consisting of a flagged patio on the lower level, a well-maintained lawn in the middle, and a second patio with a greenhouse at the top. The garden is further enhanced by well-established borders and raised planters, currently growing raspberries and strawberries.

Early viewing is highly recommended to avoid disappointment.







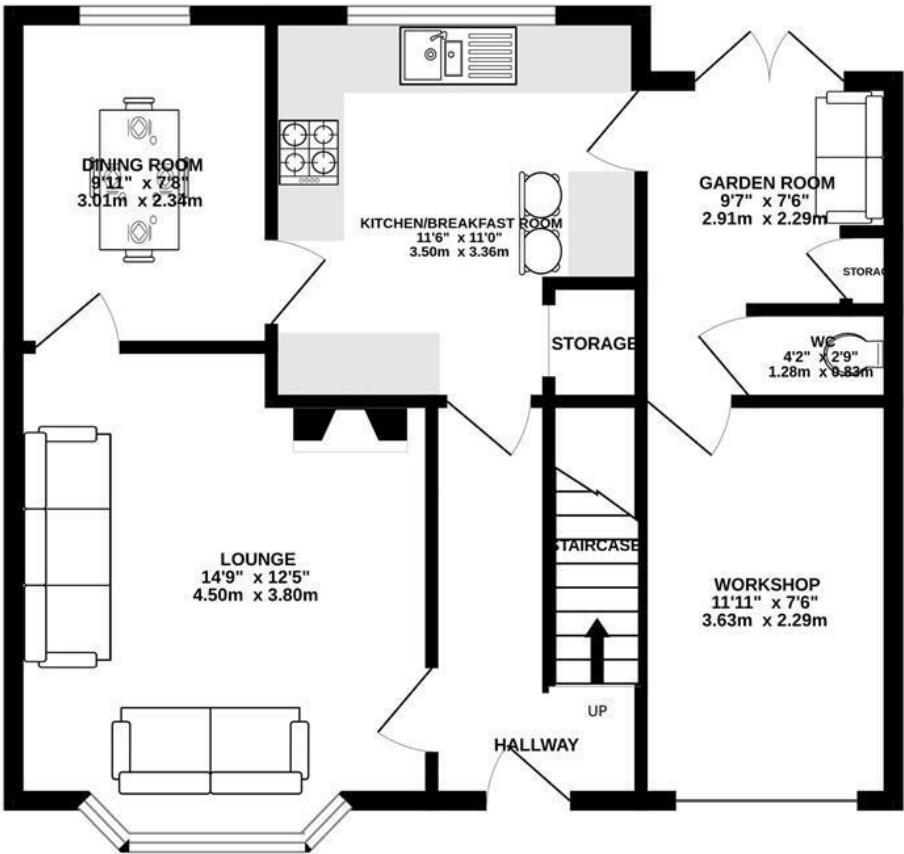




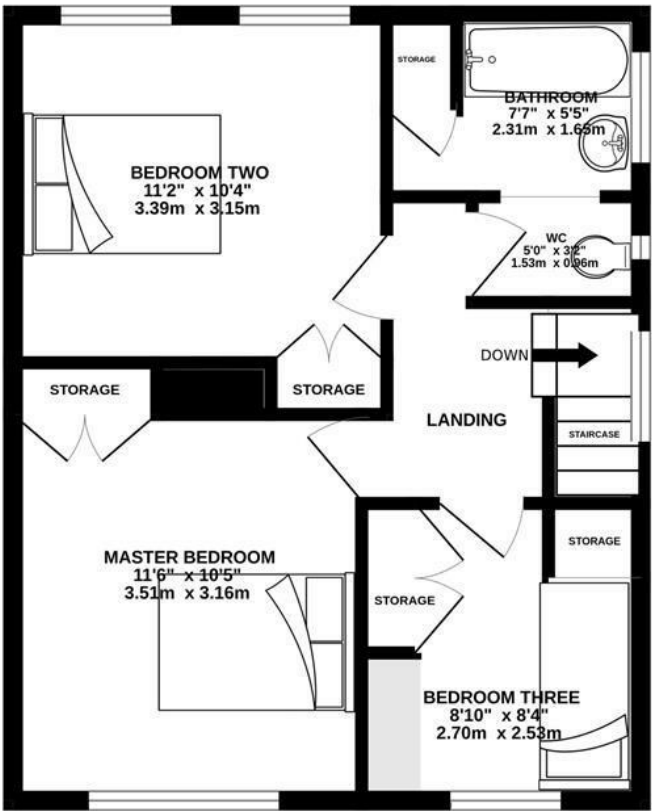


BEN ROSE

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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	73	85
(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 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		