



Parish Gardens, Leyland

Offers Over £375,000

Ben Rose Estate Agents are pleased to present to market this well-presented, four/five bedroom detached home, situated on a quiet cul-de-sac in the heart of Leyland. This beautiful family home offers a versatile layout with multiple reception rooms, ideal for modern family living. Nestled in a sought-after residential area, the property is within easy reach of excellent local amenities, including supermarkets, schools, and leisure facilities. Leyland train station is just a short drive away, providing direct links to Preston and beyond, while nearby bus routes and the M6 and M61 motorways offer excellent commuter access to surrounding towns and cities, including Preston, Chorley, and Manchester.

The property has undergone several improvements in recent years, including a newly installed boiler (2025), a newly fitted ensuite (2024), a main bathroom installation (2021), and a newly fitted kitchen (2019).

Stepping into the property, you are welcomed by a bright and inviting entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, featuring a stylish electric fireplace and a beautiful bay window overlooking the front aspect. The lounge seamlessly flows into the dining room via double doors. The dining room provides ample space for a large family dining table, with double patio doors opening onto the garden. Across the hallway, you will discover the stunning kitchen/breakfast room. The kitchen is well-equipped with an integrated oven, hob, and dishwasher, along with a convenient breakfast bar for casual dining. Just off the kitchen is a practical utility room, offering additional storage and space for freestanding appliances. From here, you have integral access to the attached garage, as well as a single door leading to the side of the property.

Completing the ground floor layout is a convenient WC located in the hallway, along with a versatile family room. Currently utilized as a fifth bedroom, this space offers flexible options, including use as a home office, playroom, games room, or snug.

Moving upstairs, you will find four well-proportioned double bedrooms. The master bedroom and bedroom two benefit from integrated storage, with the master also boasting an ensuite shower room. A stylish three-piece family bathroom with an over-the-bath shower completes this floor.

For additional storage, the property features two loft spaces—one partly boarded and the other fully boarded, with a convenient pull-down ladder for easy access.

Externally, the front of the property features a private driveway with off-road parking for two vehicles. There is also up-and-over access to the attached single garage. At the rear, you will find a generously sized and well-maintained garden, consisting of a neatly laid lawn and a paved patio area - perfect for relaxing and entertaining. The garden also benefits from a sense of privacy, as it is not directly overlooked.















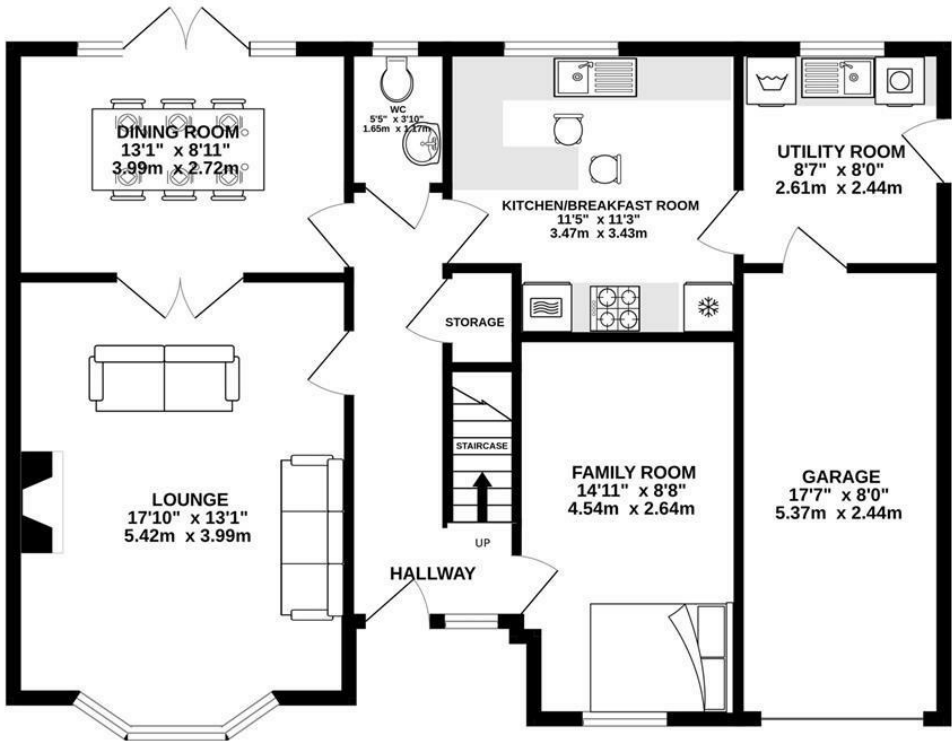




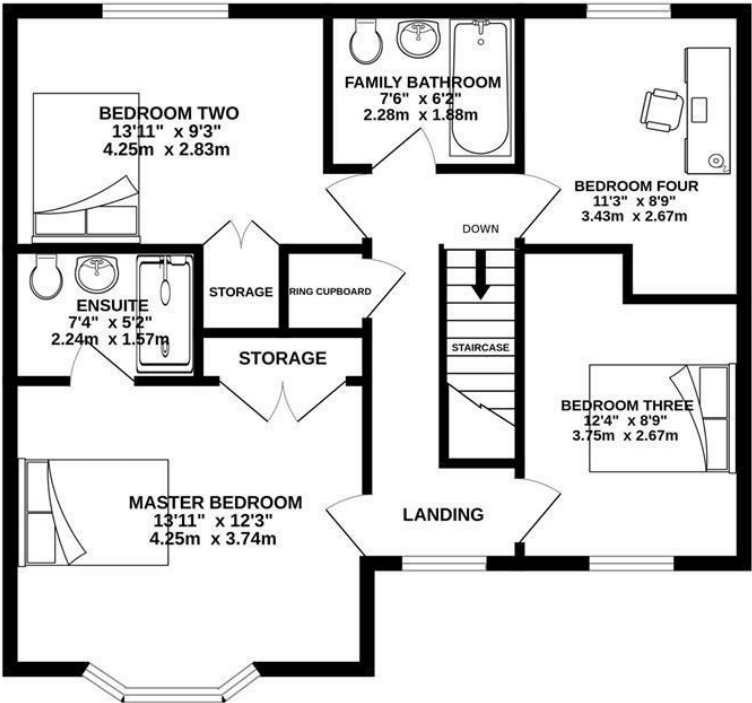


BEN ROSE

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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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		
	79	88
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	

