



## Lever House Lane, Leyland

**Offers Over £190,000**

Ben Rose Estate Agents are delighted to present this charming three-bedroom semi-detached home, situated in a highly sought-after residential area on the edge of Farington. An ideal property for small families, it offers generous living space throughout while benefiting from excellent local amenities, reputable schools, and convenient access to the M6 and M61 motorways. Despite its accessibility to major Northwest towns and cities, the home enjoys the tranquility of Lancashire's stunning countryside, with Cuerden Valley Park just a short walk away.

Entering through the side of the property, you are welcomed into a spacious entrance hall featuring a useful storage cupboard, a staircase leading to the first floor, and access to the main living areas. The bright and airy lounge spans the width of the home, boasting a large front-facing window that allows for plenty of natural light and a cozy gas fireplace, making it the perfect space to relax.

Moving towards the rear, the modern kitchen and breakfast room is well-equipped with ample wall and base units, an integrated hob and oven, and space for freestanding appliances. Dual-aspect windows flood the room with light, while two convenient storage cupboards provide additional functionality. From here, the conservatory can be accessed—a versatile space currently used as a dining room, offering lovely views of the rear garden and direct access to the outdoor area.

Upstairs, the property features three well-proportioned bedrooms, including two spacious doubles. The master bedroom is particularly generous in size and benefits from fitted wardrobes. The three-piece family bathroom includes a corner shower, while a spacious landing adds to the sense of openness on the upper floor.

The rear garden is a fantastic size, featuring both lawn and patio areas, as well as a single detached garage. Gated access leads to the front of the property, where a driveway provides off-road parking for up to three cars. Additionally, the loft is partially boarded, offering extra storage potential.





















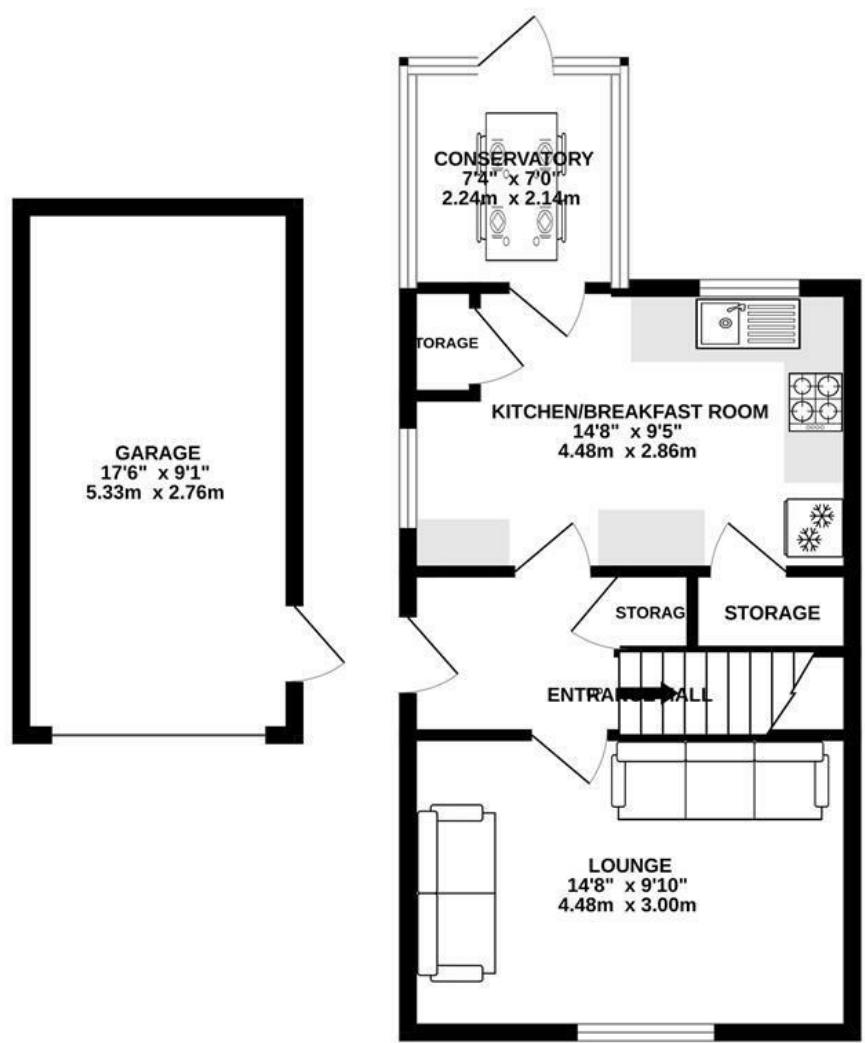




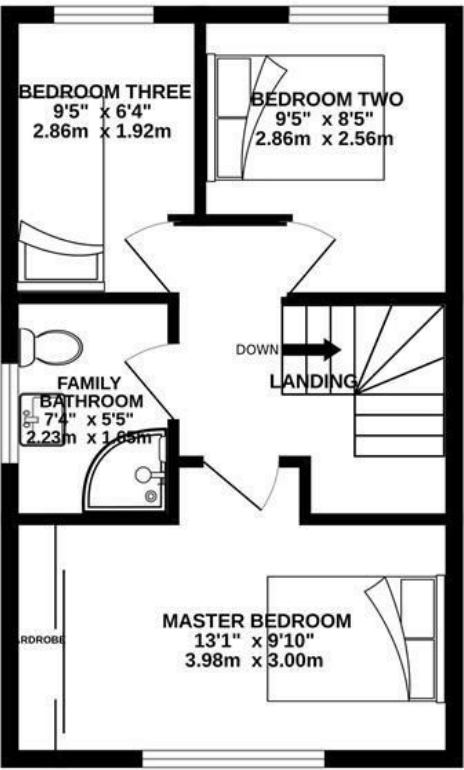


# BEN ROSE

GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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.  
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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	67	84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

