



Larchwood Crescent, Leyland

Offers Over £185,000

Ben Rose Estate Agents are delighted to present to the market this well-presented, three-bedroom semi-detached home, situated in a highly sought-after area of Leyland. Ideal for first-time buyers looking to step onto the property ladder, this charming property offers both comfort and convenience. Perfectly located close to Leyland town centre, the home benefits from easy access to excellent local schools, supermarkets, and a wide range of amenities. Commuters will appreciate the superb travel links, with Leyland train station nearby and quick access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

The property has been refurbished to a high standard, featuring new carpets and flooring throughout, a newly fitted shower room, a modernized kitchen, and neutral décor.

Upon entering, you are welcomed by a bright entrance hallway with a staircase leading to the upper level. To the left, you'll find a spacious lounge that benefits from a large window overlooking the front aspect. Continuing through, you enter the contemporary kitchen/diner, which is fitted with a new integrated oven and hob, along with space for additional freestanding appliances. The dining area offers ample room for a family dining table and features sliding patio doors that open onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, with bedroom three offering integrated storage. A brand-new, three-piece shower room completes this level.

Externally, the property boasts a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property, leading to a single detached garage. The well-maintained, south-facing rear garden offers a peaceful retreat, with a laid lawn and two paved patios—perfect for enjoying the sunshine.

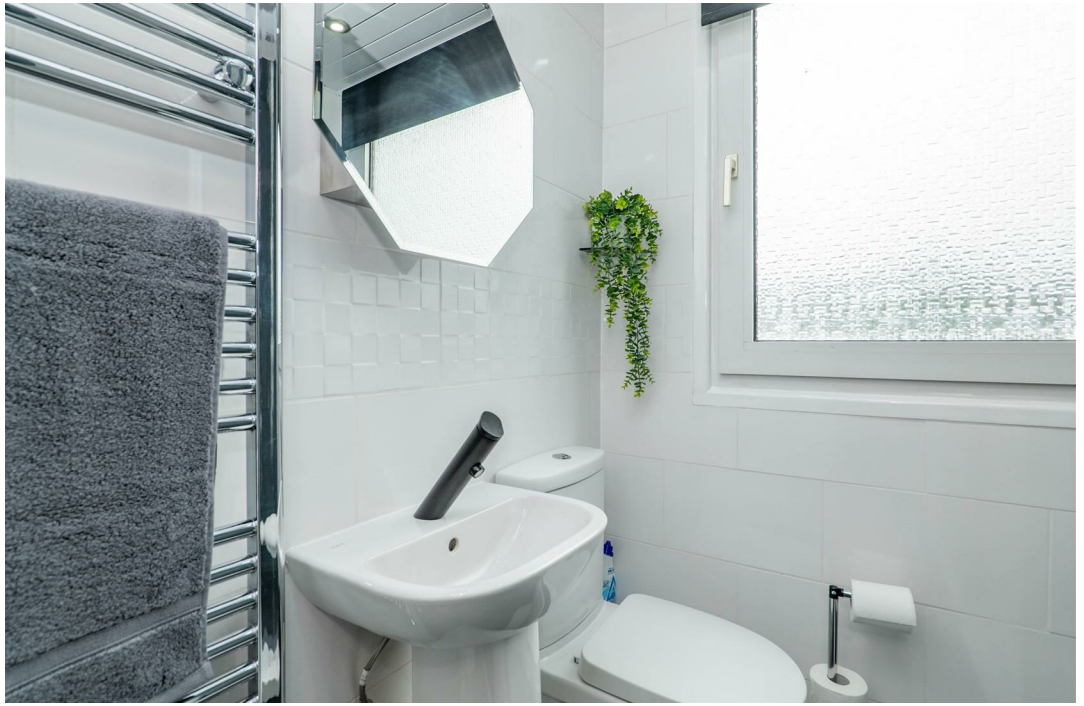






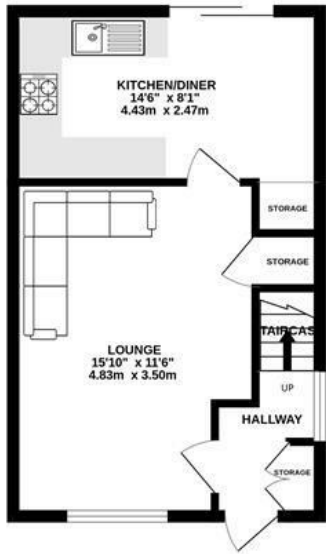




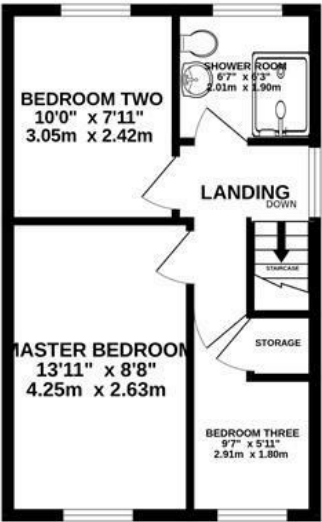


BEN ROSE

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.




TOTAL FLOOR AREA : 876 sq.ft. (81.3 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		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 