



St. Davids Road, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow in Leyland. This property is ideal for those seeking convenient, accessible, and comfortable single-level living. Situated just a five-minute drive from Leyland town centre, it enjoys close proximity to excellent local schools, shops, and amenities. The home also benefits from fantastic travel links, with nearby bus routes and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, which provides access to most of the rooms within the home. Straight ahead lies the spacious lounge, featuring a charming fireplace and a large window that overlooks the front aspect, allowing for plenty of natural light. Continuing along the hallway, you'll discover the newly fitted kitchen—a modern and stylish space equipped with an integrated oven and hob, along with ample room for freestanding appliances. A single door leads from the kitchen into the bright and airy conservatory at the rear. Currently used as a dining room, this versatile space offers a delightful view of the garden and provides access to it through double patio doors.

Back inside, the property offers two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. Completing the internal accommodation is a newly installed shower room.

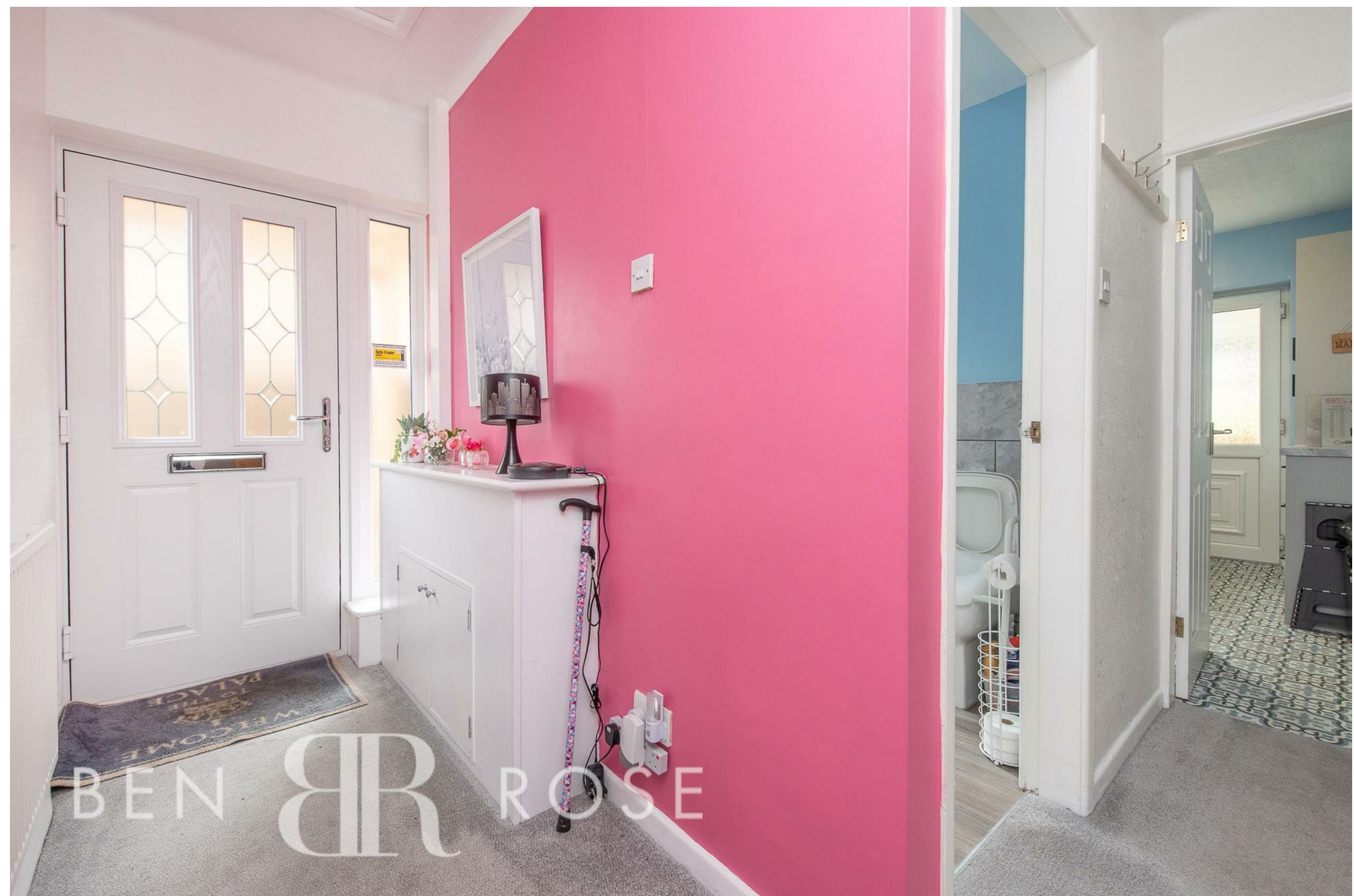
Externally, the front of the property includes an off-road parking space for one vehicle and a low-maintenance faux lawn garden. To the rear, you'll find a generously sized garden featuring a faux lawn, patio area, and a raised deck—perfect for outdoor entertaining. The outdoor space also includes a single detached garage and a shed, offering additional storage options.







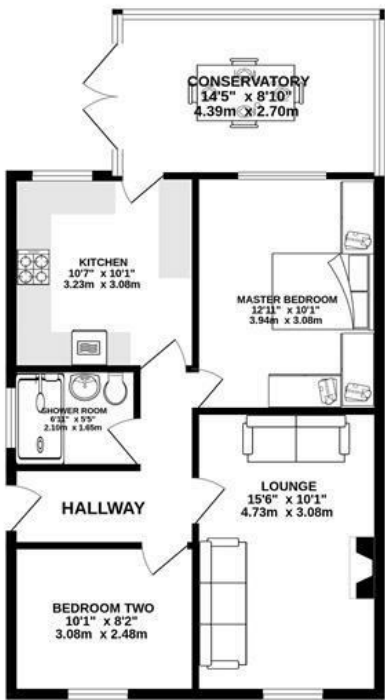
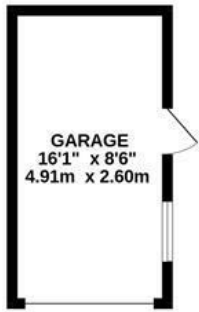






BEN ROSE

GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 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	<div>67</div>	<div>85</div>
(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		