



## Edgehill Crescent, Leyland

**Offers Over £260,000**

Ben Rose Estate Agents are pleased to present to market this beautifully refurbished, four-bedroom semi-detached home, situated on a generous corner plot in the heart of Leyland. Perfectly suited for families, the property enjoys a peaceful residential setting while remaining just moments from highly regarded schools, local shops, and all essential amenities. For commuters, excellent travel links are provided via the nearby M6 and M61 motorways, making it easy to reach Preston, Chorley, and beyond.

As you step inside, the welcoming entrance hall provides access to all the main ground floor living areas. To the front of the home is a spacious lounge, complete with a charming bay window that floods the room with natural light. Towards the rear, the heart of the home lies in the stunning open-plan kitchen/diner. This beautifully designed space features a brand-new kitchen with integrated appliances, including a dishwasher and oven, and offers ample room for a large dining table – ideal for family meals or entertaining guests. Just off the kitchen is a stylish and newly fitted shower room, along with under-stair storage and convenient access to the rear garden.

Moving upstairs, the first floor comprises four bedrooms – three doubles and a fourth that lends itself perfectly as a nursery or home office. The entire upper floor has been thoughtfully refurbished to a high standard, offering a fresh, modern feel throughout. Completing the floor is a contemporary family bathroom, fitted with a sleek three-piece suite including an over the bath shower.

Externally, the property sits on a sizeable corner plot and benefits from a large driveway with ample off-road parking for multiple vehicles. A recently added detached garage with an electric roller shutter door provides additional secure parking or storage space. To the rear, the private garden is fully enclosed with tall fencing and is not directly overlooked, creating an ideal setting for relaxing.





















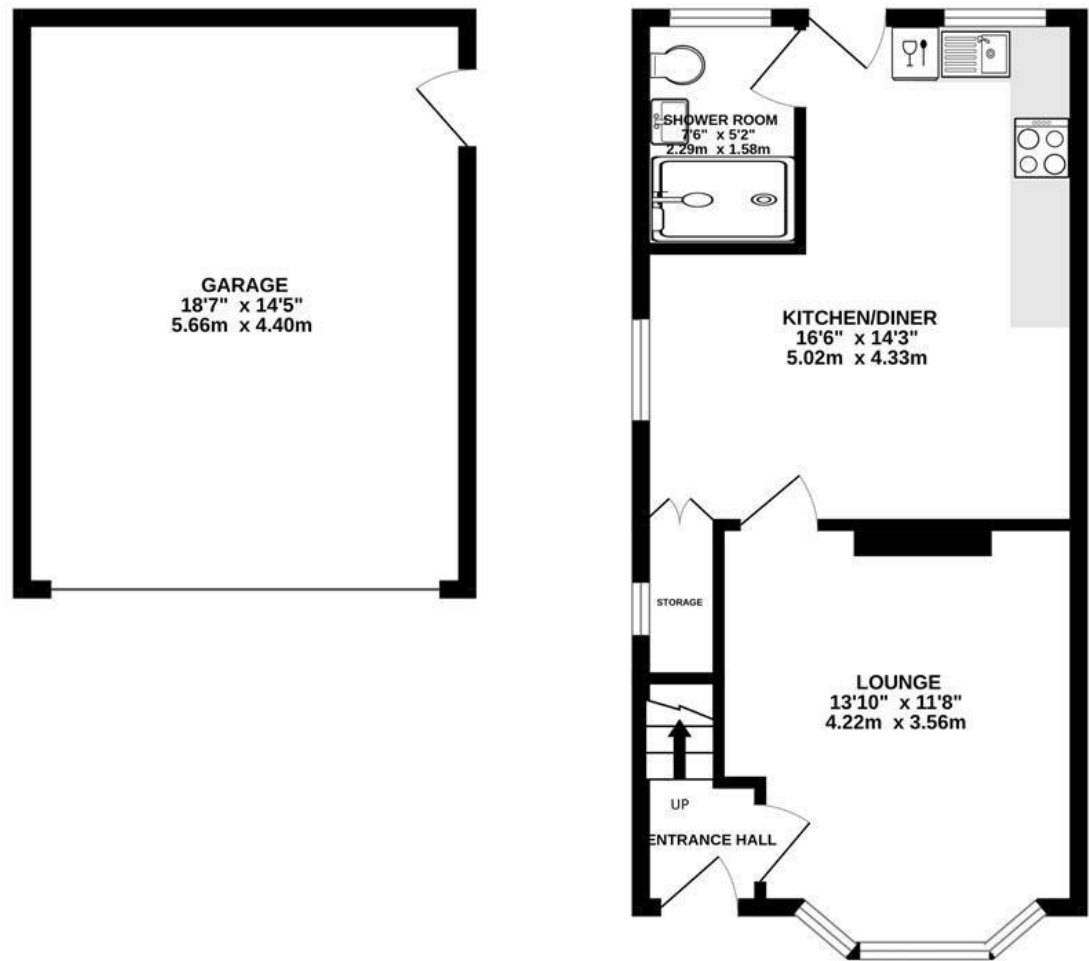




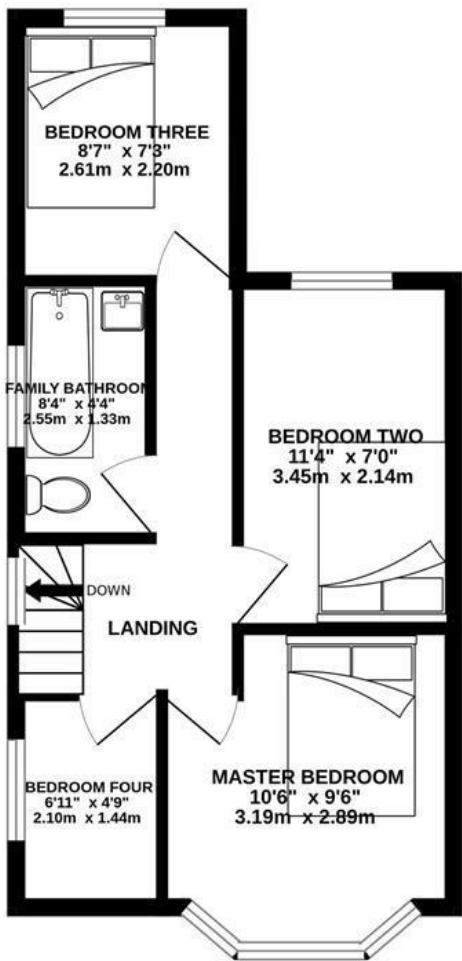


# BEN ROSE

GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) 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 

