



Spey Close, Leyland

Offers Over £220,000

Ben Rose Estate Agents are delighted to present to the market this beautifully maintained three-bedroom link-detached property, offered with no onward chain, and situated in a highly desirable and peaceful cul-de-sac in Leyland. Ideal for small families, the home provides generous living space throughout and is just a short drive from Leyland town centre, where you'll find an excellent selection of local schools, shops, and everyday amenities. The location also benefits from superb transport connections, with Leyland train station close by and easy access to both the M6 and M61 motorways, making travel and commuting exceptionally convenient. Early viewing is strongly advised to avoid disappointment.

As you step inside, you are welcomed by an entrance porch that leads into a handy downstairs WC and then into the spacious lounge. The lounge features an open staircase, a cosy electric fireplace, and flows seamlessly into the dining room in an open-plan layout that creates a bright and sociable living environment. The dining room offers ample space for a family dining table and enjoys views over the garden, with a set of French doors opening out onto the rear patio. Returning through the lounge brings you to the modern kitchen, which is fitted with a range of wall and base units, an integrated oven, hob, and dishwasher, as well as space for additional freestanding appliances. A breakfast bar comfortably seats two, and from the kitchen, there is convenient access to the garage, the rear garden, and a useful under-stair storage cupboard.

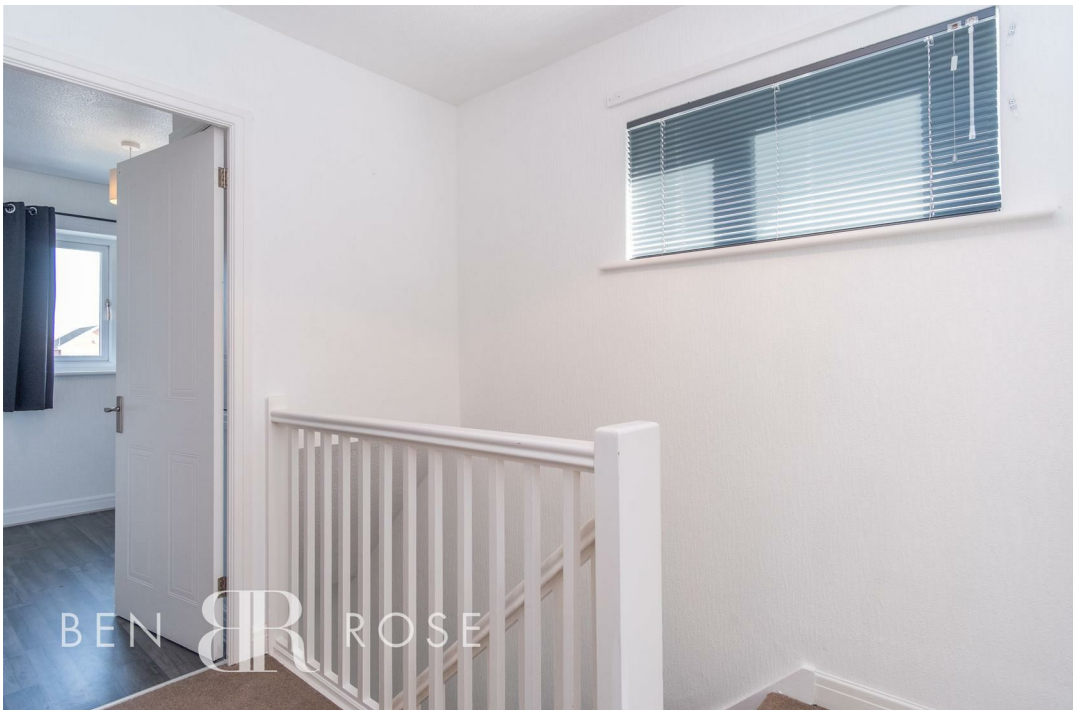
Upstairs, the property offers three well-proportioned bedrooms, two of which are spacious doubles. The third bedroom also benefits from built-in storage, making it ideal for use as a nursery, home office, or guest room. A contemporary three-piece family bathroom, complete with a bath, serves the upper floor and adds to the practicality of the home.

Externally, the property continues to impress with a generous south-facing, tiered rear garden that includes both lawn and patio areas, ideal for outdoor entertaining, dining, or simply relaxing in the sunshine. A large garden shed provides additional storage, and the tall fencing ensures a private and secure outdoor space. The home is not overlooked at either the front or rear and also benefits from convenient side access. At the front, the garden is laid to a low-maintenance lawn, and a private driveway offers off-road parking for two vehicles.

This charming and well-presented home combines comfortable modern living with a superb location and is ready to move straight into. With its peaceful setting, excellent amenities, and great travel links, it's a fantastic opportunity for any buyer looking to settle in this popular area.







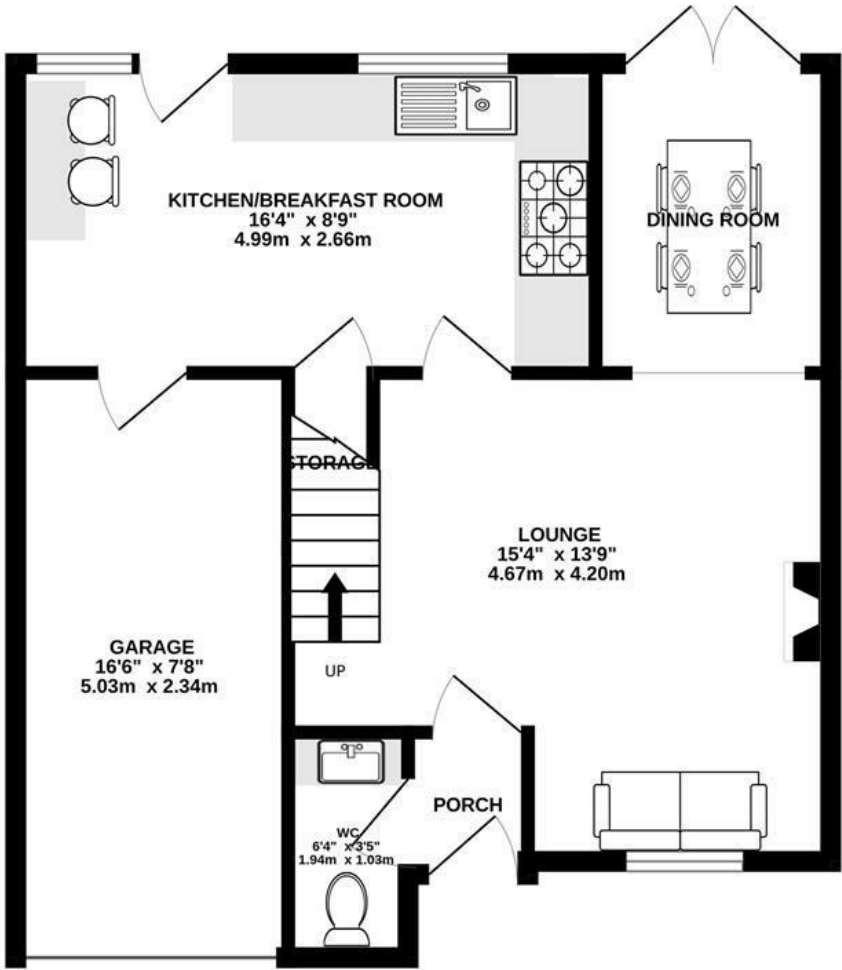




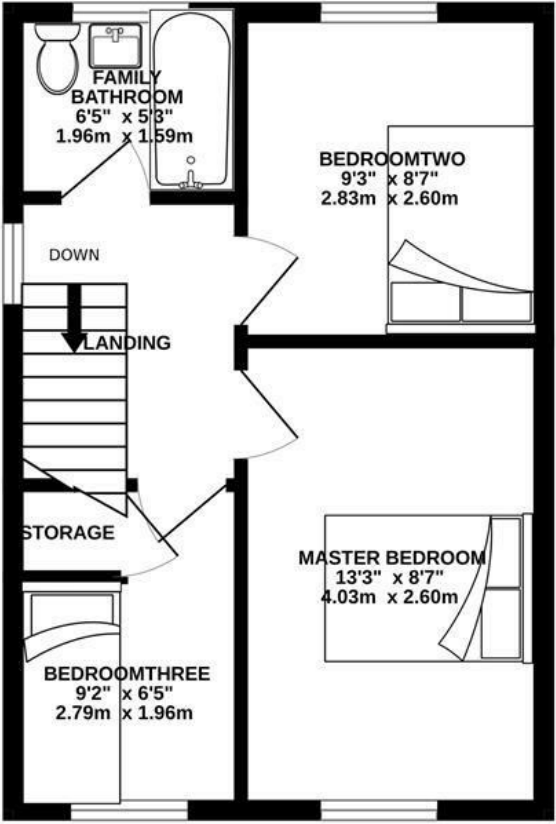


BEN ROSE

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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	61	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	83
(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		
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