



## Western Drive, Leyland

**£220,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached bungalow located in a peaceful residential area of Leyland. Ideal for families or those looking for a spacious single-storey home, this well-presented property enjoys a tranquil setting with the River Lostock meandering along the rear boundary, offering a beautiful natural backdrop. The home is conveniently positioned just a short drive from Leyland town centre, with its selection of shops, eateries, and amenities. Excellent travel links are also within easy reach, including Leyland train station, several local bus routes, and quick access to the M6 and M61 motorways, making commuting to Preston, Chorley, and beyond highly convenient.

Upon entering the home, you're welcomed into a central entrance hall that provides access to most rooms on the ground floor. To the front of the property sits a spacious lounge, filled with natural light through a large front-facing window and featuring a traditional fireplace that creates a cosy focal point for the room. Moving through the hall, you'll find the master bedroom as well as the stylish, modern shower room adjacent, with contemporary fixtures and finishes. The kitchen, located towards the rear of the property, is fitted with a range of wall and base units and provides direct access to a further hallway. This rear hall not only opens out onto the side yard but also leads to the two additional bedrooms, making them ideal for children, guests, or even a home office setup.

Externally, the property has a private driveway with space for two vehicles, leading up to a single integrated garage for secure parking or additional storage. To the rear, a generously sized garden enjoys a peaceful, secluded setting backing onto mature woodland and the River Lostock, offering a rare sense of privacy and a lovely natural outlook. The garden is mainly laid to lawn and provides plenty of room for outdoor entertaining or family play, with additional space for sheds or greenhouses. There's also a side yard that features a raised decking area—perfect for summer barbecues or simply enjoying the tranquil surroundings.

This delightful home offers an excellent opportunity for families seeking a spacious and well-situated bungalow in a quiet yet well-connected location.



























# BEN ROSE

GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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	69	85
(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 

