



Wentwood Crescent, Leyland

Offers Over £275,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom semi-detached home, nestled in a peaceful cul-de-sac within a quiet residential estate in Leyland. Ideal for families, this highly sought-after location is perfectly situated for access to a wealth of local shops and amenities, and it also offers superb transport links with the M6, M61, and M65 motorways just a short drive away. Leyland train station is conveniently close by, making this an ideal choice for commuters who travel by rail.

Upon entering the property, you are welcomed into a bright and inviting reception hall, complete with an under stair storage cupboard and a convenient WC. Underfloor heating runs throughout the hall, WC, and into the stunning open-plan kitchen/diner, adding a luxurious touch. The lounge, situated at the front of the property, is generously sized and bathed in natural light through a large front-facing window, creating a warm and relaxing space.

To the rear of the home, the contemporary kitchen/diner boasts high-spec integrated appliances including a fridge, freezer, double oven, and hob. A handy utility cupboard provides space for freestanding appliances whilst the dining area easily accommodates a large family table. Patio doors lead out to the beautifully maintained, south-facing rear garden, which features a laid lawn and a paved patio—perfect for outdoor entertaining or enjoying the sun.

Upstairs, the property offers three well-sized bedrooms, two of which are generous doubles. The master bedroom benefits from a stylish ensuite shower room, while the main landing also provides additional storage space. A modern three-piece family bathroom, complete with an over-the-bath shower, serves the remaining rooms.

Externally, the property presents a neat front lawn and a private driveway with space for two vehicles. This is a home that has been lovingly cared for and thoughtfully designed for modern family living. Early viewing is highly recommended to avoid disappointment.







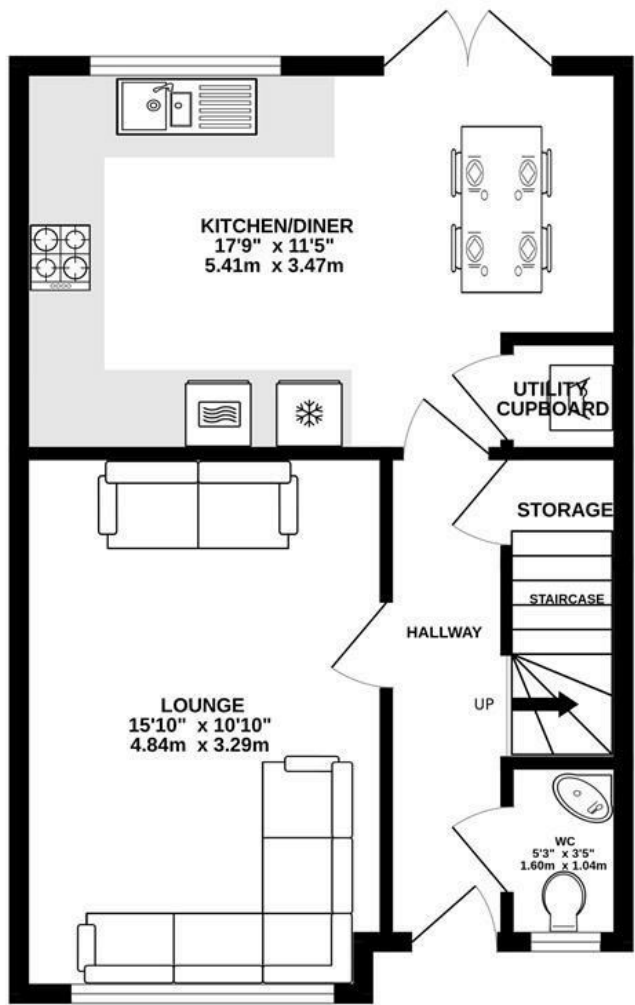




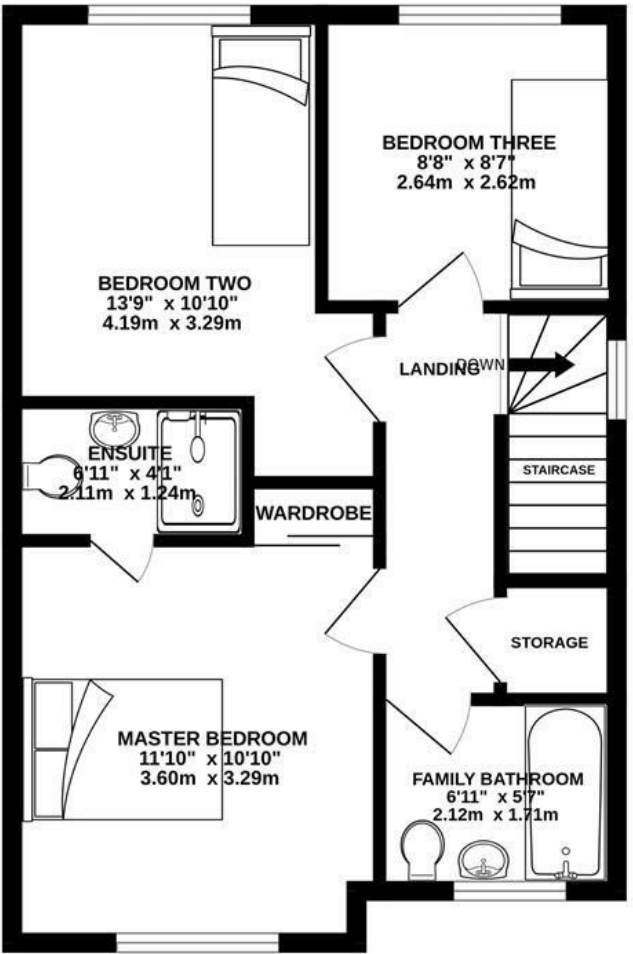


BEN ROSE

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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		
(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	

