



St. Margarets Road, Leyland

Offers Over £190,000

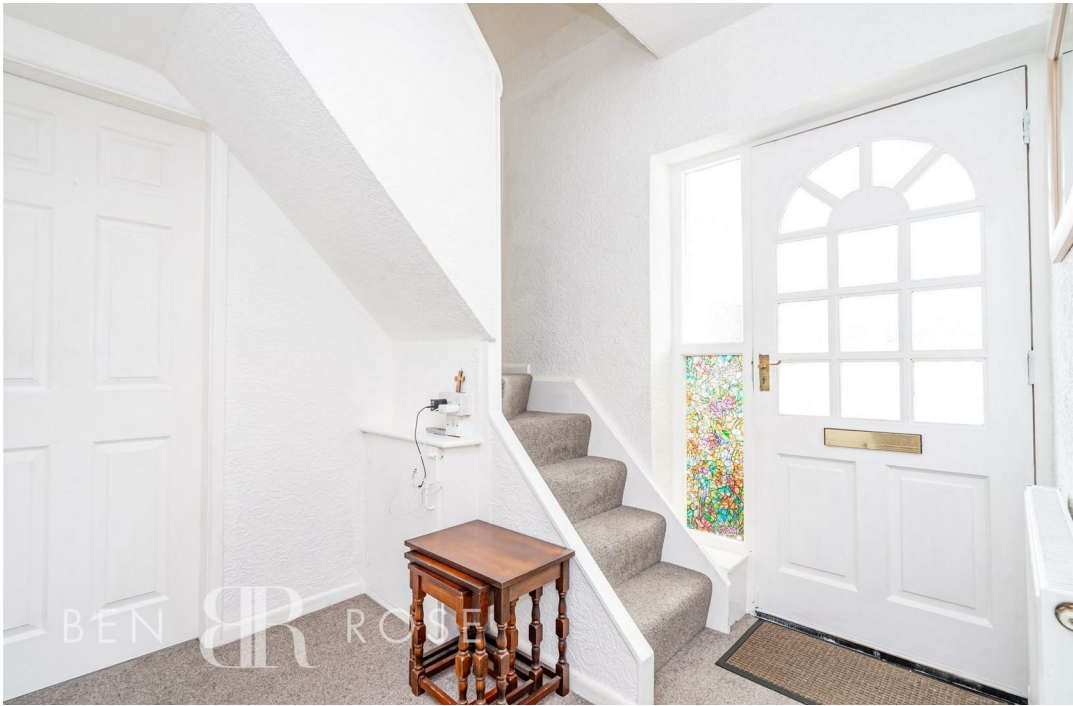
Ben Rose Estate Agents are pleased to present to the market this, two bedroom, semi-detached property situated on the outskirts of Leyland. This house offers modern living whilst remaining practical and homely. The house is a short drive from the town center and with all its amenities, including schools, shops and pubs. The location also boasts ample travel links either via bus or to Leyland train station which is within walking distance. There is also easy access to the M6 M61 and M65 taking you straight to Preston city centre, Manchester and beyond.

Entering the home you are greeted by a welcoming entrance hall that leads to all of the downstairs rooms. In Front of you is the bright and spacious lounge / diner with a fireplace and a large front facing window as well as double patio doors that floods the room with light. The space can easily accommodate a large dining table as well as sofas and chairs. Across the hall is the kitchen which has ample worktop space, an integrated hob and oven and plenty of storage options. Completing the ground floor is the three piece family bathroom that features an over the shower bath shower.

Moving upstairs you will find two well sized double bedrooms. The master with inbuilt storage solutions.

Externally the home offers a large driveway as well as a substantial garage providing more than enough off the road parking. The rear garden is a peaceful place with tall fences and requires little maintenance. Overall this quaint house is in an ideal spot for those looking for a peaceful and simple lifestyle.







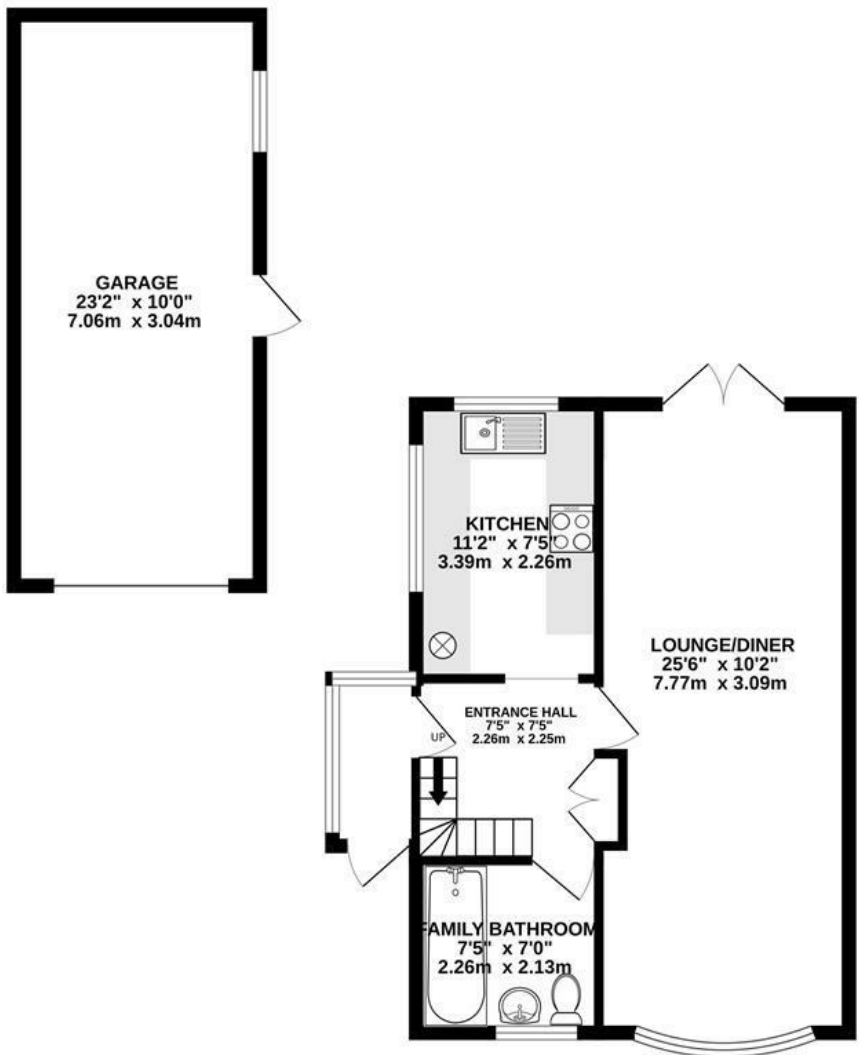






BEN ROSE

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.






TOTAL FLOOR AREA : 979 sq.ft. (91.0 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 