



Helmsley Green, Leyland

Offers Over £240,000

Ben Rose Estate Agents are pleased to present to market this versatile four-bedroom home spread across three floors, situated in a secluded and peaceful area of Leyland. This property offers generous indoor space, ideal for larger families. The home is conveniently located near local supermarkets and schools and is well within walking distance from the highstreet and heart of the town. Travel links are abundant, with Leyland train station offering direct access to both Manchester and Preston, and the nearby M6 and M61 motorways offer excellent connectivity.

Upon entering the home, you are welcomed by an inviting reception hall featuring the staircase leading to the first floor as well as a convenient WC. To the right is access to the garage offering ample accessible storage and to the rear is the sizable kitchen diner. This modern and versatile space is perfect for dining, relaxing, and socializing. The kitchen features ample worktop spaces for cooking and as well as hosting integrated appliances and offering room for freestanding ones. Adjacent to the kitchen is the conservatory that fills both rooms with ample light and offers a peaceful retreat and offers double doors that open onto the garden.

Moving to the first floor you will find both the master bedroom as well as the lounge. The master bedroom boasts a modern three piece ensuite as well as fitted wardrobes for maximum storage and convenience. The expansive lounge provided a cosy and relaxing area for family gatherings or entertaining guests. Continuing up the stairs to the second floor you will find the remaining three bedrooms, with bedroom two and three both being doubles with bedroom two hosting its own set of fitted wardrobes as well as two handy storage cupboards. Completing this floor is the family bathroom with over the shower bath providing practicality for the household.

Externally the home comes with a cosy garden that offers a private retreat ideal relaxing and enjoying the sound of nature. To the front there is a single car driveway as well as the garage offering off the road parking

Overall this home offers a plethora of versatile rooms for a growing family looking to live in a peaceful part of a highly sought after area.



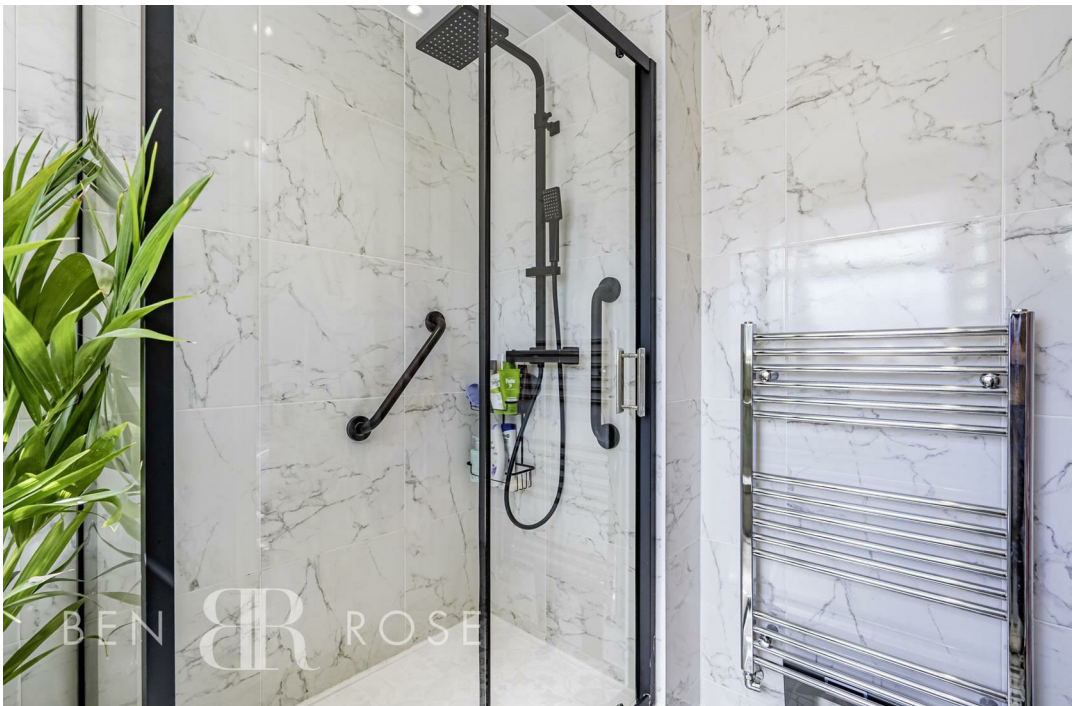












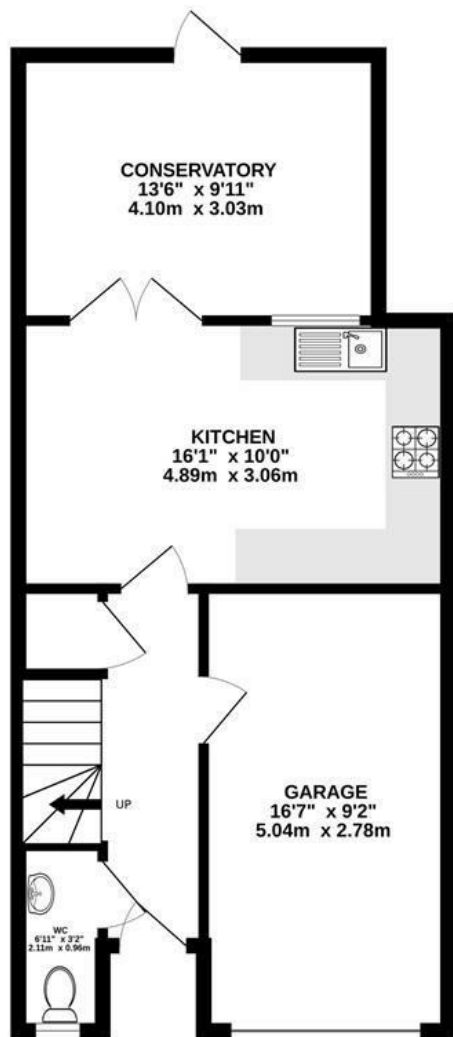




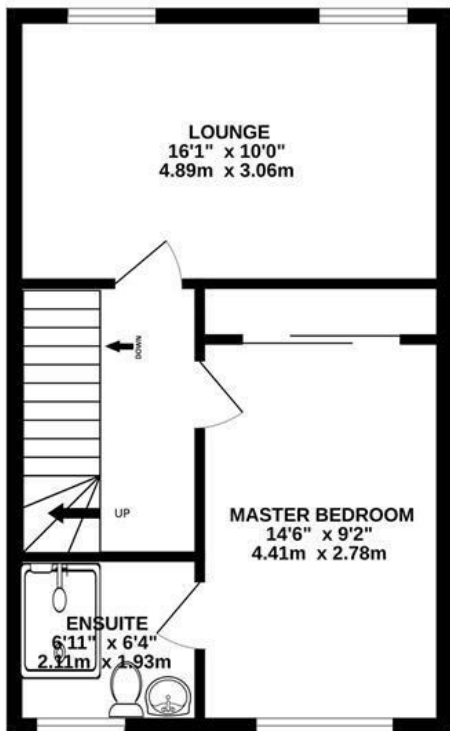


BEN ROSE

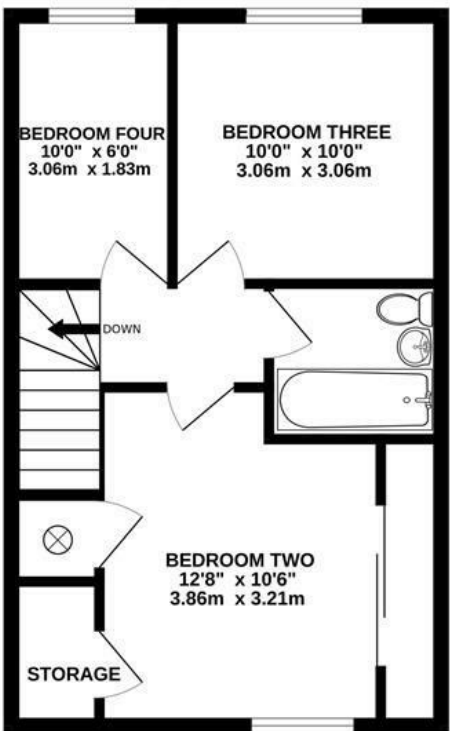
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.6 sq.m.) approx.




TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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	<div>64</div>	<div>80</div>
(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 

