



Southlands Drive, Leyland

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, located in a quiet area of Leyland. Nestled on a quiet cul-de-sac, the home offers comfortable and versatile living space throughout. Ideally positioned within easy reach of local schools, supermarkets, and amenities, it is perfectly suited for both families and professionals. Commuters will also appreciate the excellent transport links, with Leyland train station just a short drive away, regular local bus routes, and easy access to the M6 and M61 motorways.

Entering the home through the bright and practical porch you are immediately greeted by a lengthy and spacious hallway with a storage cupboard as well as stairs leading to the upper floor. To the front you will find the elegant dining room with a large front facing window and feature fireplace creating a cosy and inviting atmosphere for entertaining guests. Adjacent is the lounge with its own modern fireplace and large glass doors connecting to the conservatory that keeps the room filled with natural light. Moving seamlessly through is the sun trap of a kitchen / conservatory. Ideal for all your cooking needs or just sitting back and relaxing as you look over the garden. This space opens up into the garden and is ideal for hosting visitors or just sitting back and relaxing. Completing the floor, just off from the conservatory is a handy WC adding practicality to the ground floor.

Moving to the first floor you will find the well lit landing boasting a gorgeous stained glass window. Upstairs are three well appointed bedrooms with two of them being spacious doubles and bedroom two featuring a fitted wardrobe. Serving the rooms and completing the floor is the three piece family bathroom with a large walk in shower.

Externally the property shines with its large truly private garden as well as unique freestanding garage and greenhouse. The garden captures plenty of sun throughout the day and is a combination of mainly well kept grass and patio area. The garage offers a versatile space for either storing a vehicle or used as a workshop. The garage and side gate have both been treated with new heavy duty doors. To the front there is a large driveway leading to the garage that could house a few more cars, as well as another patio area in front of the home.

Overall this well kept home offers great potential for respective buyers to truly create a dream home in a desirable location.









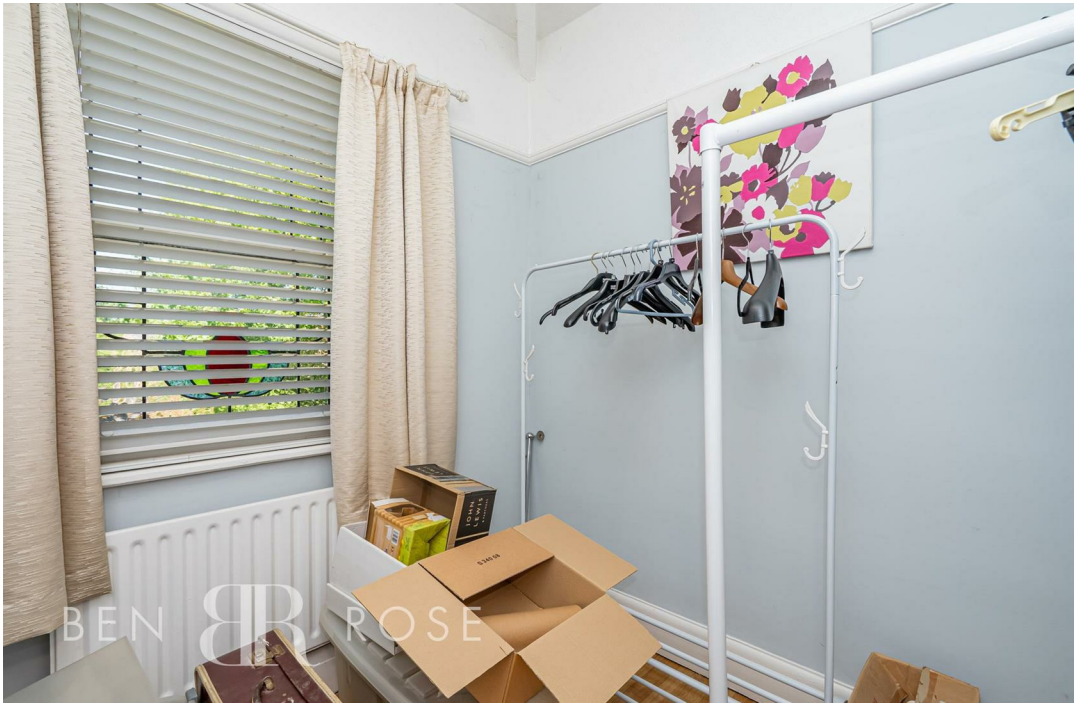








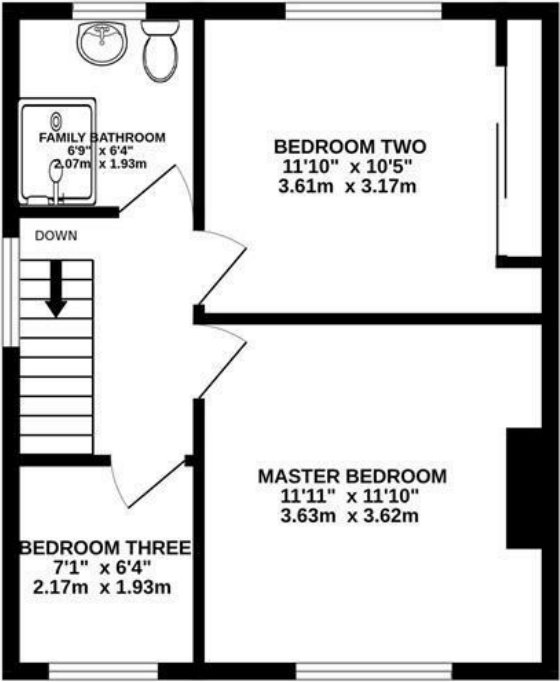
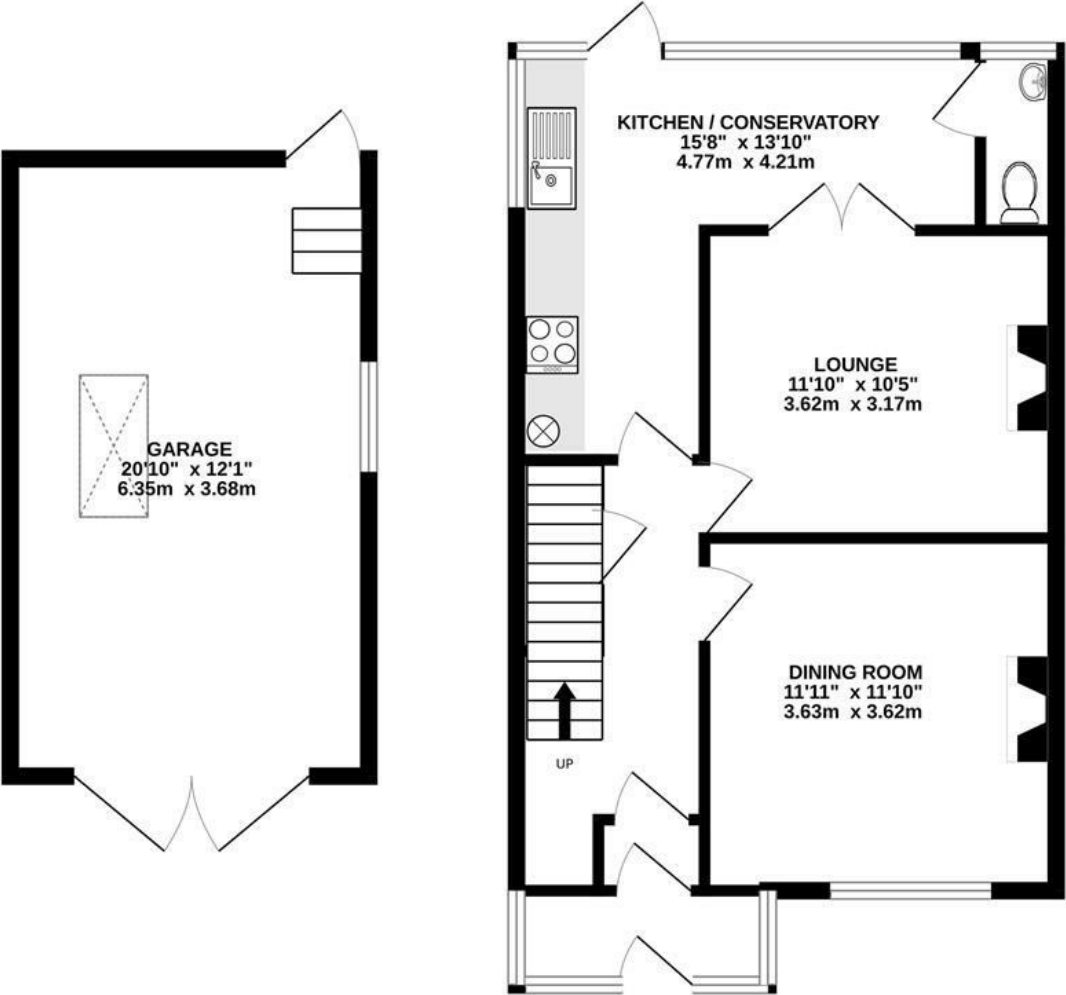




BEN ROSE

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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.
Made with Metropix ©2025



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	

