



St. Davids Road, Leyland

Offers Over £240,000

Ben Rose Estate Agents are pleased to present this beautifully refurbished two-bedroom semi-detached bungalow, situated in a quiet cul-de-sac on the outskirts of Leyland. Ideal for a couple or those looking to downsize, this charming home is ready to move into and offers a comfortable blend of modern living and convenient location. Positioned within walking distance of Leyland's vibrant high street, it is also close to local supermarkets and reputable schools, making day-to-day life exceptionally easy. For commuters, Leyland train station provides direct links to both Manchester and Preston, while the nearby M6 and M61 motorways ensure excellent road connectivity.

Upon entering the property, you're welcomed into a practical entrance hall with space to store coats and shoes. Additional internal access is also available from the side of the home. The lounge is generously proportioned, featuring a front-facing window that fills the room with natural light, a gas fireplace for added warmth, and ample space for a large sofa set and additional furnishings. The lounge flows effortlessly into both the hallway and the modern kitchen/diner.

The kitchen/diner extends along the length of the home and is equipped with stylish, integrated appliances including a hob, oven, fridge freezer, washing machine and dishwasher, two vintage style 3 column radiators, and herringbone LVT flooring. With plentiful wall and base units and dual-aspect windows, the room is bright and functional, offering enough space to comfortably accommodate a family dining table.

To the rear of the home, you'll find a contemporary three-piece family bathroom fitted with a bath and a separate shower cubicle, with power shower which runs off the boiler. Bedroom one benefits from having fitted floor to ceiling sliding, mirrored wardrobes. Both the double bedrooms are situated at the back of the property and enjoy pleasant views over the rear garden, offering peaceful retreats from the main living areas. The loft having electricity and lighting is also very useful for storage.

Every detail of this home has been thoughtfully updated, including new windows and doors, new internal doors, new radiators throughout, new carpets and underlay also throughout the property, new lighting, switches and sockets, full replastering, a new roof, and the installation of a security light and alarm system for added peace of mind.

Externally, the property boasts a spacious south-facing rear garden with a well-maintained lawn, outside water tap and patio area, bordered for privacy and not directly overlooked. A garden shed with electricity and lighting provides useful storage, and a long driveway running along the side of the property offers gated access to the front garden. The front is neatly laid out with a lawn and patio enclosed by a brick wall, while the driveway can comfortably accommodate three to four vehicles. The property also benefits from having three security lights to the back and side.







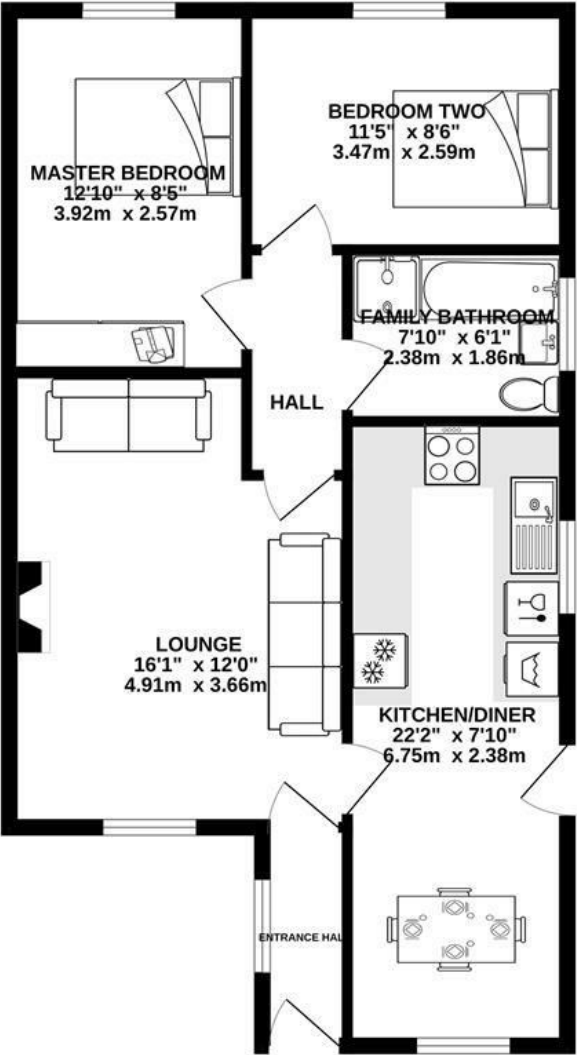






BEN ROSE

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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.
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	

