



Old Orchard Place, Leyland

£389,000

Ben Rose Estate Agents are pleased to market this beautifully presented four-bedroom detached family home, located on the outskirts of Leyland, and situated on a quiet cul de sac with only nine other detached properties, all built by a local builder. It's worth noting that this particular house is on a larger than average plot, adding to its already large appeal. Ideal for families, this spacious property offers the perfect balance of modern living with stylish interior design. The house comes with plenty of quality of life improvements including underfloor heating throughout the ground floor as well as integrated external CCTV as well as an intruder alarm, providing peace of mind. The home is situated close to local amenities, including shops, schools, and restaurants, with excellent travel links nearby. The M6 and M65 motorways are just a short drive away, providing easy access to Preston, Chorley, and surrounding towns. For those who commute, Leyland train station and frequent bus services are close by, making this a well-connected location.

Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. To the left is a spacious yet cosy lounge, featuring a large front facing bay window and two dual aspect windows that fill the room with natural light. To the right, a downstairs W.C adds to the convenience of the property. Continuing through the hallway, you enter the modern open-plan kitchen and dining/family room, which is truly the heart of the home. The kitchen boasts integrated appliances, including a large fridge freezer, dual oven and microwave, dishwasher, and an induction hob. The room is beautifully lit, thanks to French doors that lead directly to the rear garden, creating an airy and inviting space. Situated off from the dining area you'll find a practical utility room with plenty of storage plus worktops and a sink, as well as space for free standing appliances.

Moving up to the first floor, the landing provides access to four generously sized bedrooms. The generously sized master bedroom benefits from a stylish three-piece en-suite, offering privacy and convenience, as well as a large front facing bay window that floods the room with natural light. Bedroom Three functions as ideal dressing room and features practical fitted wardrobes providing ample storage. Bedroom Two also boasts fitted wardrobes adding practicality. Serving the rest of the rooms is the modern three piece family bathroom which completes this floor.

Externally, the property features a driveway with space for several cars with an EV charging point for electric cars, as well as a large garage, providing additional parking or storage options. To the rear, is the large beautifully landscaped garden. Composite decking allows you to enjoy the morning sun, whilst a paved patio area, with access to the house via French doors is perfect for outdoor entertaining or relaxing evenings. This patio area is covered with a pagoda, allowing the garden to be enjoyed in all weathers. The garden also benefits from a large area of low maintenance artificial grass, as well as an area planted with a mature tree and shrubs.

This beautiful family home situated on a offers space, style, and convenience, making it a fantastic opportunity for those seeking a modern home in a quiet, well-connected location.















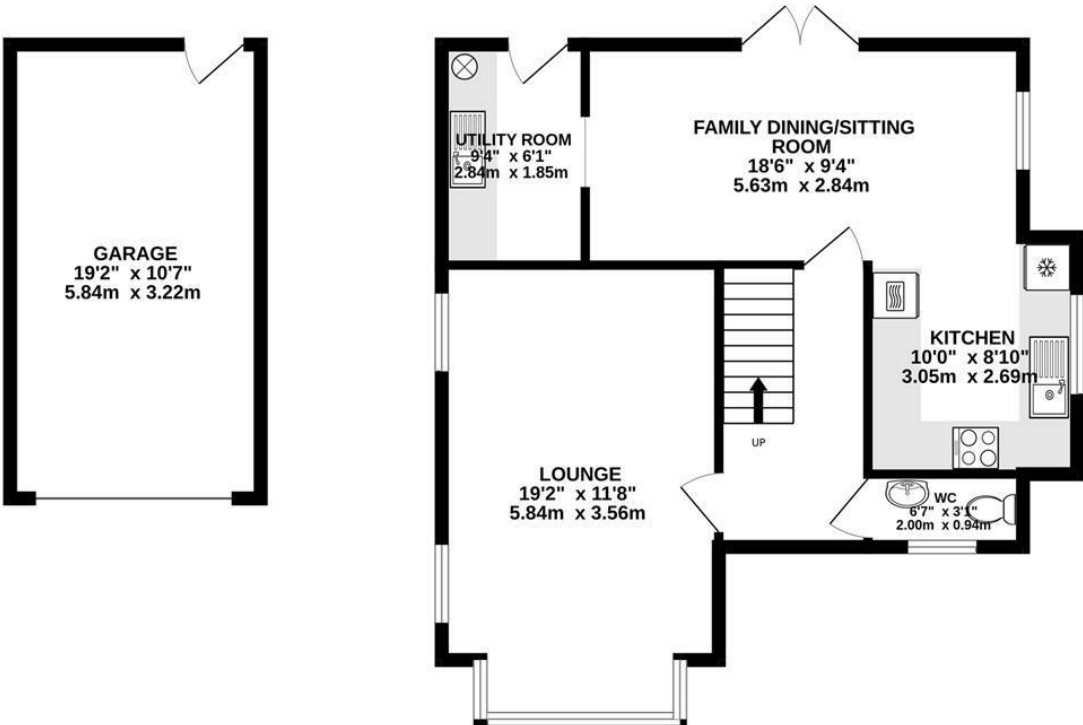




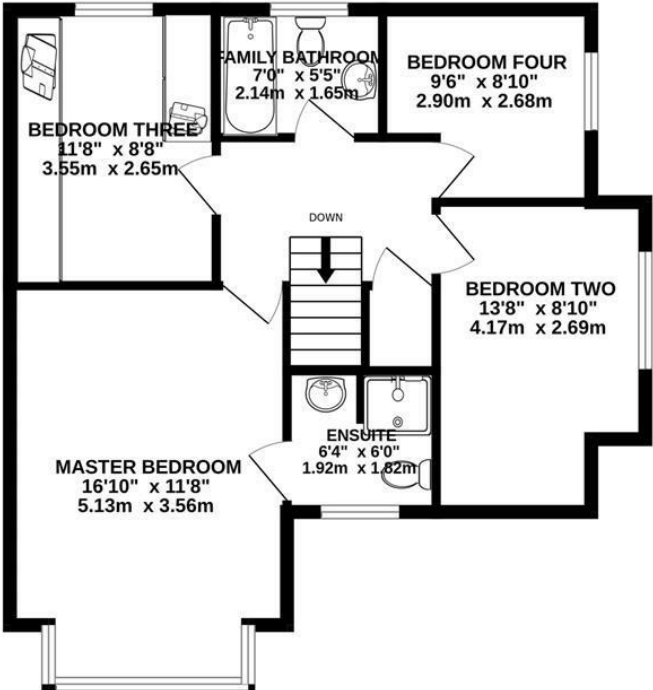


BEN ROSE

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (133.9 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		94
(81-91) B	85	
(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	

