



Ennerdale Close, Leyland

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom detached bungalow, located in a quiet and desirable area of Leyland, Lancashire. This spacious home is perfect for families or those looking to downsize into single-storey living without compromising on space. Situated just minutes from Leyland town centre, the property benefits from a wealth of nearby amenities including supermarkets, independent shops, cafes, and excellent schools. For commuters, the location offers superb travel links with Leyland train station within easy reach, regular bus services nearby, and quick access to the M6, M61, and M65 motorways, making it ideally positioned for travel across the North West.

As you step through the front door, you're greeted by an entrance hall that sets the tone for the rest of this warm and inviting home. Moving towards the rear, the heart of the home is the generously sized open-plan lounge, dining, and conservatory area. This impressive living space is perfect for both relaxing and hosting, with natural light flooding in through the conservatory and providing lovely views over the garden. The kitchen is positioned towards the rear and is fitted with ample storage units and worktop space – ideal for everyday cooking and entertaining. Each of the three bedrooms is well-proportioned and versatile, suitable for family use, guest accommodation, or a home office. The modern shower room completes the layout, featuring contemporary fixtures and a walk-in shower for convenience and accessibility.

Externally, the property features a private driveway to the side, offering off-road parking for up to two vehicles, alongside a low-maintenance front garden that adds to the home's kerb appeal. The drive leads up to the original garage which has been split into two to create a workshop and storage area. This can easily be reverted back to a garage if needed. To the rear, you'll find a peaceful and secluded garden, complete with a paved patio area perfect for outdoor seating and a well-kept lawn. In summary, this wonderful bungalow offers comfortable, spacious living in a sought-after location.







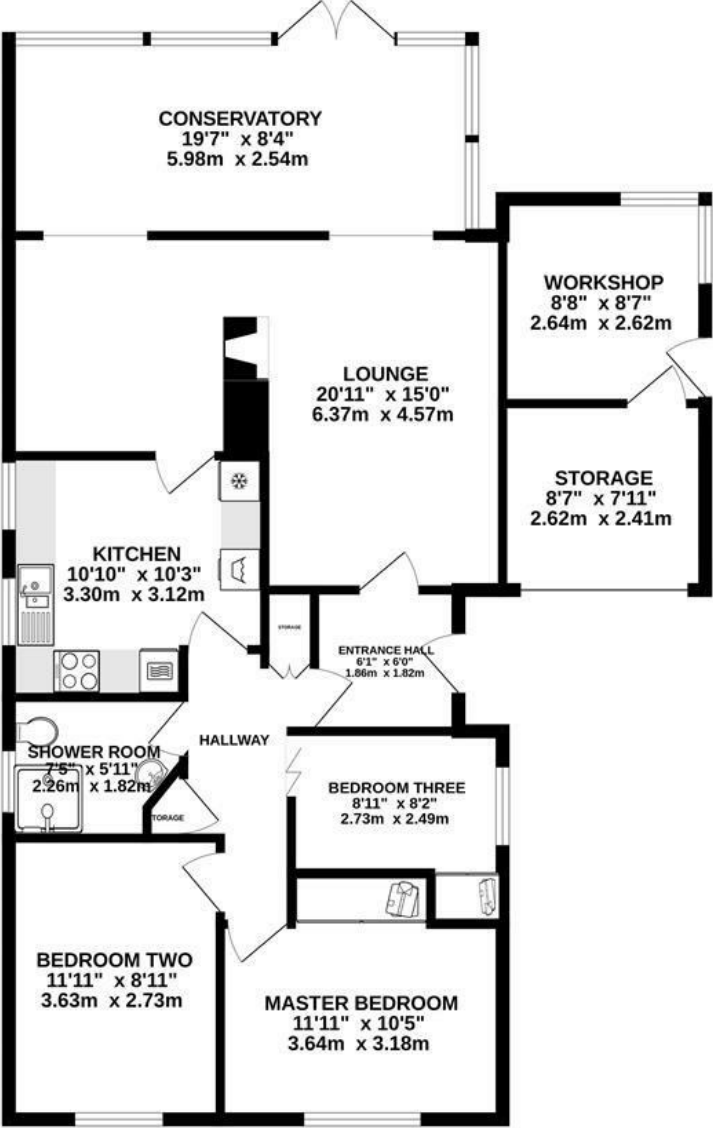






BEN ROSE

GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

