



The Orchards, Leyland

Offers Over £175,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom end terraced home, situated in a highly desirable area of Leyland. Ideal for first-time buyers, this spacious property benefits from a superb location just moments from Leyland town centre, offering easy access to excellent local schools, shops, and amenities. With the M6 and M61 motorways nearby, it also provides fantastic travel links to surrounding towns and cities, making it a convenient and attractive option for commuters. Early viewing is strongly recommended to avoid disappointment.

Upon entering, you are welcomed into a generously sized entrance hall that provides access to all ground floor rooms. To the right is a convenient WC and a large built-in storage cupboard, ideal for coats, shoes, and general storage needs. Adjacent to this is the well-appointed kitchen/breakfast room, a bright and functional space complete with a breakfast bar, ample wall and base units, and a combination of integrated and freestanding appliances—perfect for casual dining or entertaining.

To the rear of the property, the spacious lounge/diner enjoys an abundance of natural light thanks to a large window and patio doors that open directly onto the garden, creating a seamless indoor-outdoor flow. This inviting room is large enough to comfortably accommodate a full sofa set as well as a four-person dining table. The staircase is thoughtfully located at the rear of the lounge, providing a practical layout and enhancing the home's open feel.

Upstairs, the first floor offers three bedrooms, including two generously sized doubles. The master bedroom features a private ensuite with a walk-in shower, and fitted wardrobes while the remaining rooms are served by a modern three-piece family bathroom, which includes an over-the-bath shower.

Externally, the property boasts a larger-than-average plot, being the largest on the row. The rear garden is south-facing and has been thoughtfully landscaped with paving and gravel, lined with mature shrubs and trees for low maintenance. Lined with tall fencing for privacy and security, the garden also features a useful storage shed and offers gated access to three private parking spaces situated at the rear. There is additional access down the side of the home, ideal for bin storage, enhancing practicality. The front garden, set behind a tall hedge for added privacy, offers a low maintenance outdoor space which is primarily lawned.

This wonderful home combines space, comfort, and convenience, all in a prime Leyland location—ready to move into and enjoy.







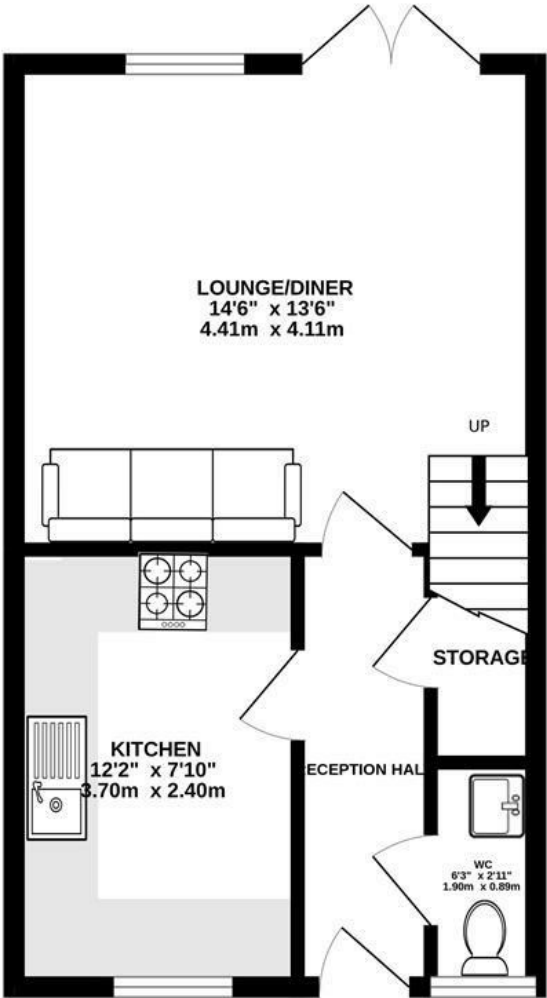




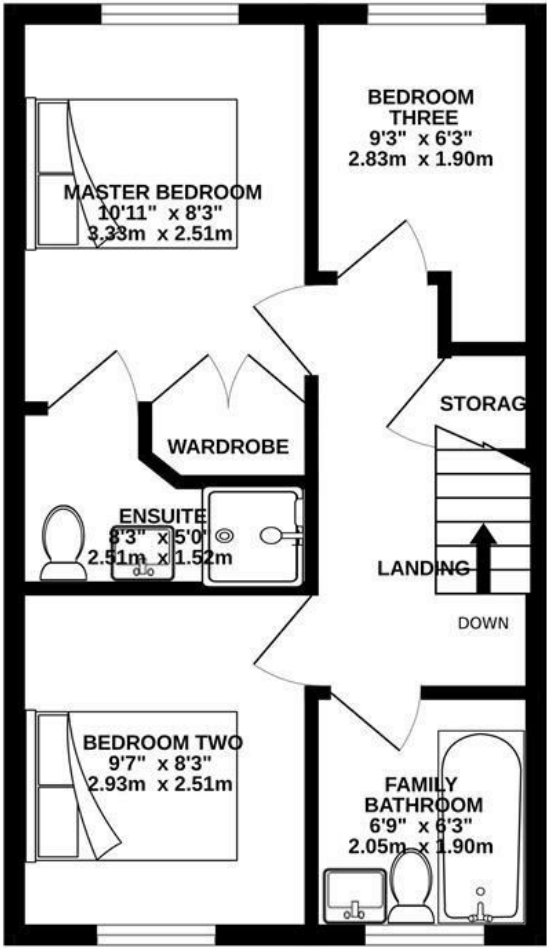


BEN ROSE

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
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	

