



## Hunters Road, Leyland

**Offers In The Region Of £190,000**

Ben Rose Estate Agents are delighted to present to the market this charming three bedroom, semi-detached home situated within a popular residential area of Leyland. Perfect for families, this property is presented with NO ONWARD CHAIN. The home is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and superb bus/railway links whilst still enjoying the delights of the local Lancashire country side. The property also benefits from fantastic local walks, schools, supermarkets and amenities on the doorstep. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge featuring a charming fireplace and a large window overlooking the front aspect. From here, you enter the modern kitchen, which is equipped with an integrated fridge and washing machine, as well as a freestanding range cooker. There is ample storage and space for additional freestanding appliances. A single door from the kitchen leads to the bright and airy conservatory at the rear. This versatile space is currently used as a dining room and home gym, with double patio doors opening onto the rear garden.

Upstairs, you will find three well-proportioned bedrooms, with the third bedroom benefiting from integrated storage. A modern three-piece shower room completes this level.

Externally, the property boasts a recently upgraded front driveway offering off-road parking. The driveway extends to the side of the property, leading to a generously sized detached garage at the rear. The garage features an up-and-over door at the front, a side access door, and is equipped with power and lighting. The well-maintained rear garden includes a neatly laid lawn and a stone patio, perfect for outdoor relaxation or entertaining.





















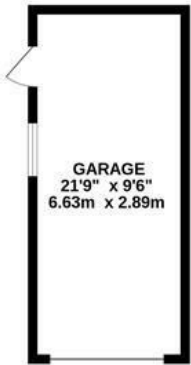




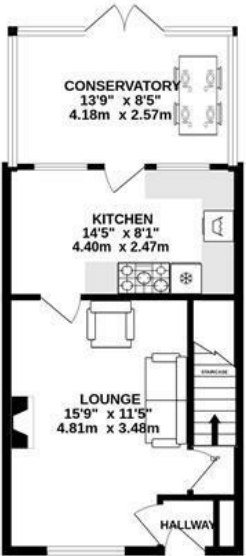
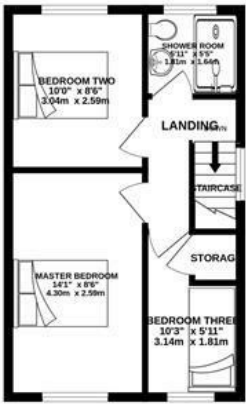


# BEN ROSE

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.




TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) 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 