



Great Park Drive, Leyland

Offers Over £260,000

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom detached property, located in a sought-after area of Leyland. Ideal for families, this charming home is just a short walk from Leyland town centre and offers easy access to excellent local schools, shops, and amenities. It also benefits from superb travel links via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

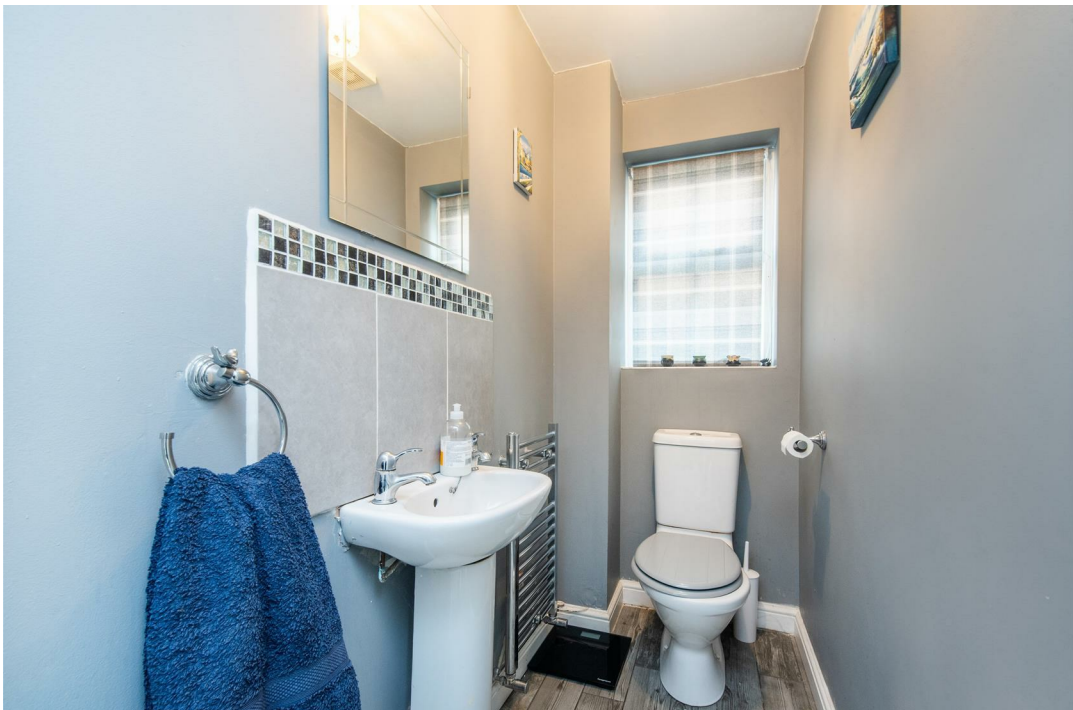
Upon entering the property, you are welcomed into the entrance hallway that provides access to all ground floor rooms and houses the staircase leading to the upper level. A convenient WC is located here, along with access to the generously sized lounge at the front of the home, which features dual-aspect windows that fill the room with natural light. Across the hallway lies the open-plan kitchen/diner/family room—a bright and versatile space complete with a contemporary fitted kitchen, integrated double oven and hob. A central island with a built-in wine fridge offers seating for casual dining. The family area provides ample space for a large dining table or additional sitting area, and features a charming log burner. Two sets of double-glazed patio doors open out onto the rear garden, enhancing the indoor-outdoor flow. Adjacent to this area is a practical utility room equipped with a sink, integrated dishwasher, and dryer. A single door leads to the side of the property, while another provides integral access to the attached garage.

Upstairs, you will find three well-proportioned double bedrooms. The master bedroom boasts a dedicated dressing area with built-in storage and a stylish en-suite shower room. A modern three-piece family bathroom completes the upper level.

Externally, the front of the property features a private driveway offering off-road parking and an up-and-over door to the attached single garage. To the rear, a generously sized garden includes a well-maintained lawn and a paved patio perfect for relaxing or entertaining.







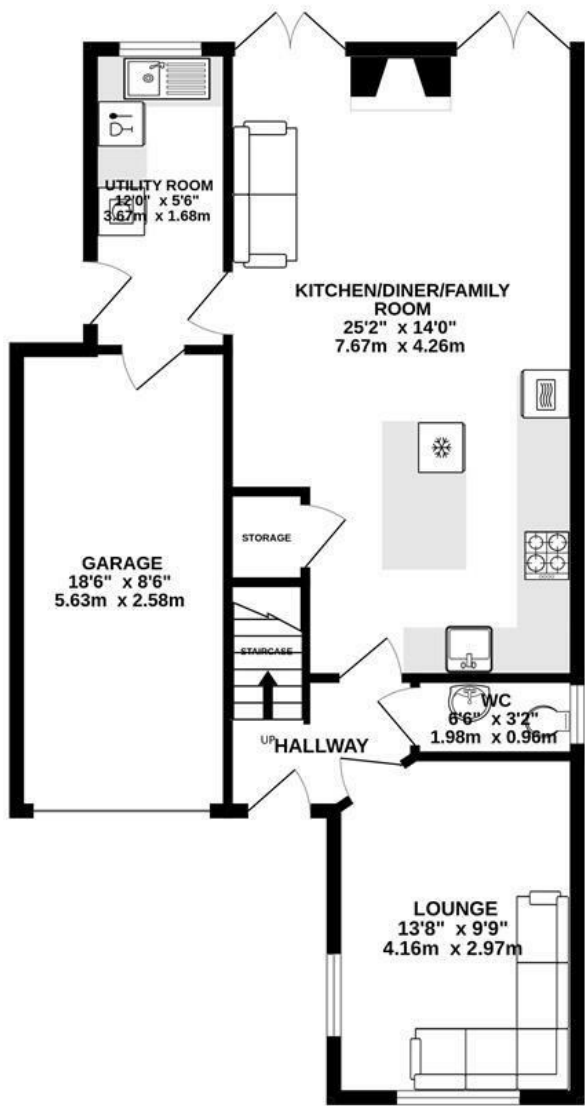




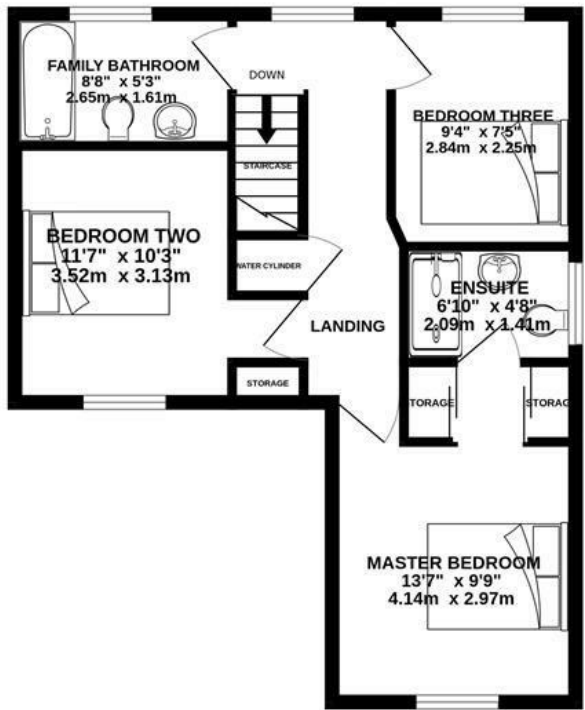


BEN ROSE

GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
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	

