



Queensway, Leyland

Offers Over £170,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom mid-terraced home, ideally situated just a short drive from Leyland town centre. Perfectly suited to first-time buyers or those seeking a promising buy-to-let investment, the property enjoys a highly convenient location near the well-regarded St Mary's High School, close to local supermarkets and everyday amenities. Commuters will appreciate the excellent travel connections, with Leyland train station nearby and easy access to the M6 and M61 motorways. For those who enjoy the outdoors, the picturesque Worden Park is less than five minutes' walk away. Early viewing is strongly recommended to avoid disappointment.

The home welcomes you into a spacious entrance hall offering access to the majority of the ground floor rooms. To the right lies the expansive lounge, filled with natural light from a large front-facing window and featuring a cosy gas fireplace. Sliding doors open into a generous conservatory, currently utilised as a dining area, which benefits from garden views, a solid roof, a radiator, and direct access to both the garden and kitchen. The kitchen is modern and well-appointed with integrated double ovens, a five-ring gas hob, slimline dishwasher, and microwave, with additional space for further appliances. There's also access to a useful under-stairs storage cupboard and a second entrance to the hallway. Completing the ground floor is a versatile room that could serve as a utility space or a comfortable home office, depending on your needs.

Upstairs, the property boasts three well-proportioned bedrooms, including two spacious doubles. The master bedroom and third bedroom are both fitted with built-in storage, and there is an additional storage cupboard located off the landing. The newly fitted family bathroom is stylish and modern, comprising a three-piece suite with an over-the-bath shower.

Externally, the rear garden is a notable feature—large and mainly laid to lawn, with some paved areas for seating or entertaining. It is not directly overlooked and is bordered by secure fencing, with a sizeable shed for storage. At the front, there is a neat, low-maintenance lawn and off-road parking for one car, with the potential to extend this space to accommodate two vehicles if desired.

The property has been fully renovated within the last four years, including a full back-to-brick refurbishment, new floor joists, and a boarded loft equipped with a pull-down ladder and lighting. Thoughtfully modernised and maintained throughout, this home is truly ready for its next owner to move straight in.







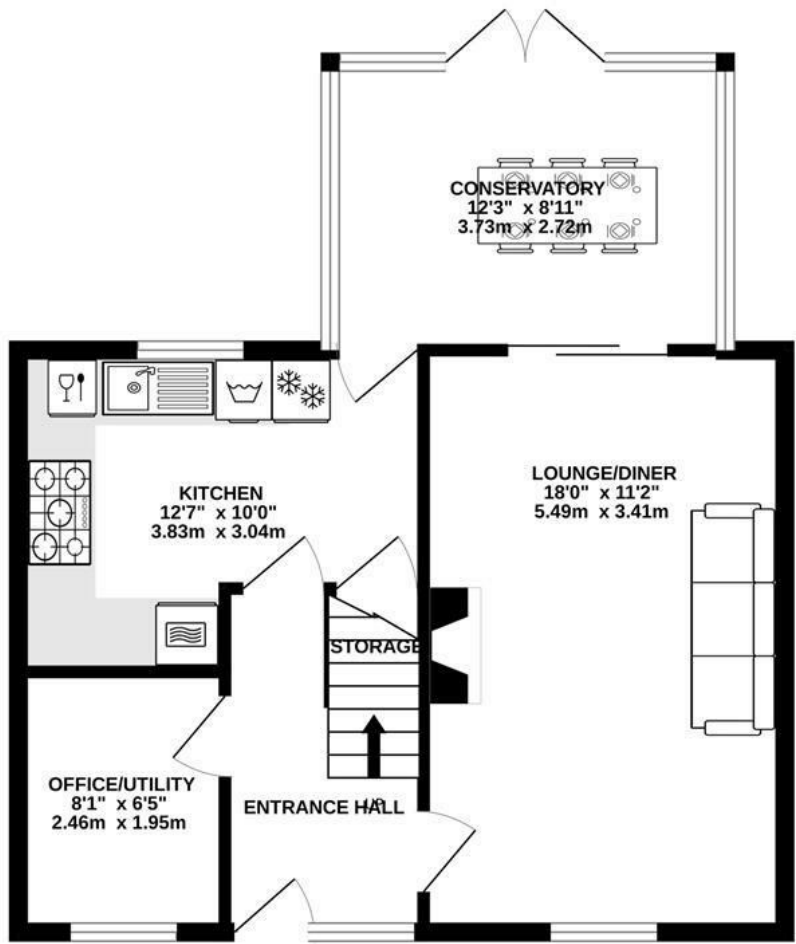




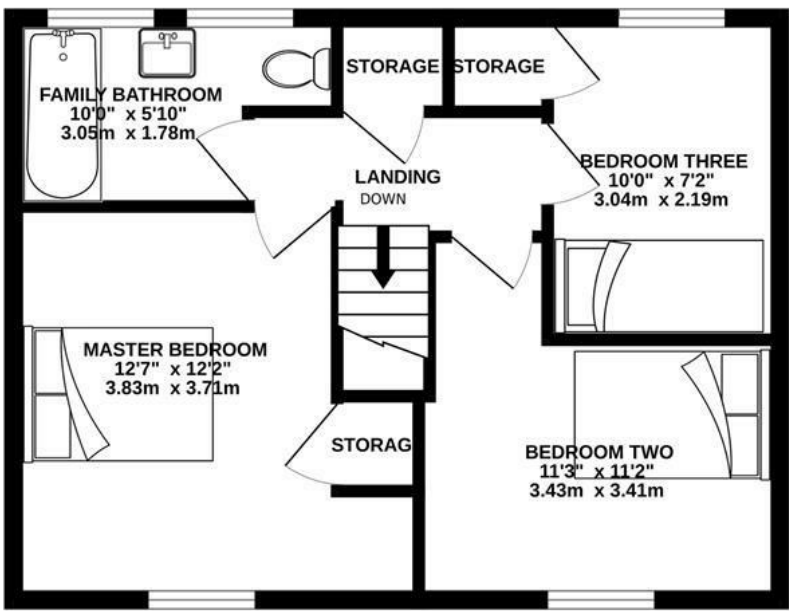


BEN ROSE

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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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		
England & Wales	EU Directive 2002/91/EC	86

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	

