



Great Park Drive, Leyland

£190,000

Ben Rose Estate Agents are delighted to present to the market this, generously sized four bed home set over three floors that forms part of an extremely popular and sought after development in Leyland. This family home offers great living accommodation and spacious interior layout throughout. The property centrally located and is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and a short distance away from Leyland Town Centre and within walking distance to Leyland railway station. This home is a must view to appreciate the living space and accommodation on offer.

Internally, the property briefly comprises of a welcoming reception hall, where access to bedroom four, the WC/Utility room, and lounge can be found. The lounge is of a good size and receives an abundance of light via a set of double doors leading out into the rear garden.

Moving up the staircase to the first floor, you will find the open plan kitchen/diner. The modern kitchen features an integrated oven, and fridge freezer and ample worktops. Adjacent to the kitchen is enough room for a large family dining table and additional furnishings. You will also find bedroom three, a spacious double and the conveniently located WC on this floor.

Moving up the second staircase you will find the master bedroom featuring an en-suite shower room and integrated storage space. You will also find bedroom two benefits from integral storage, with the three piece family bathroom with bath and over the bath shower completing this floor.

Externally to the front of the property, there is a secluded, gated pathway leading up to the front door, whilst to the rear of the house, you will find a good sized garden with a laid lawn, paved patio and wooden fencing for added privacy. There is a small alley for bin storage, along with gated access to the car park where you'll find two allocated bays.















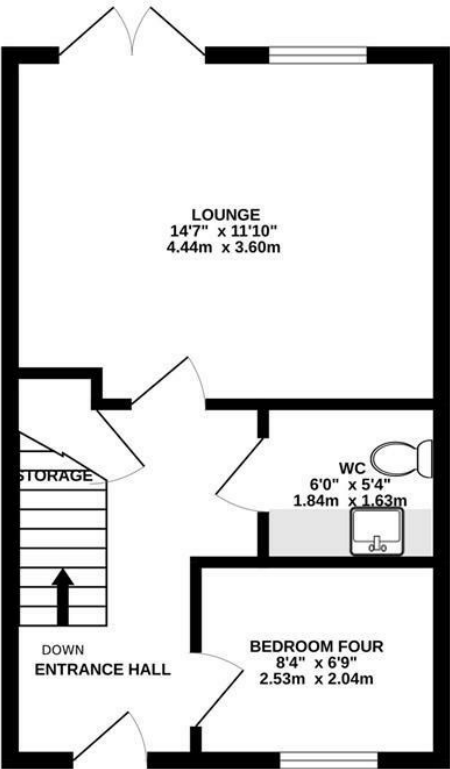




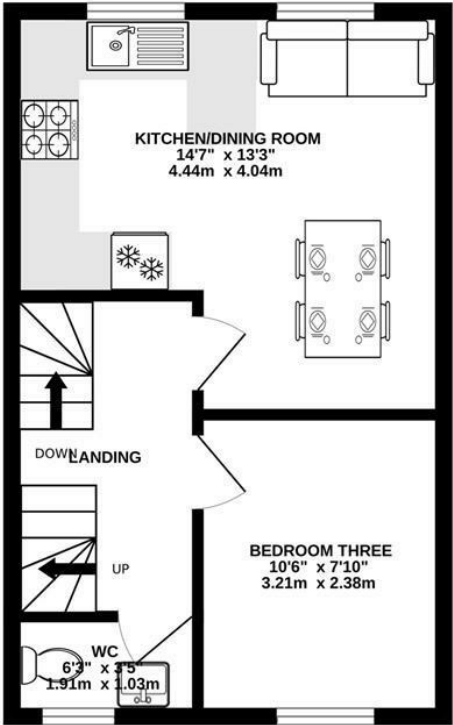


BEN ROSE

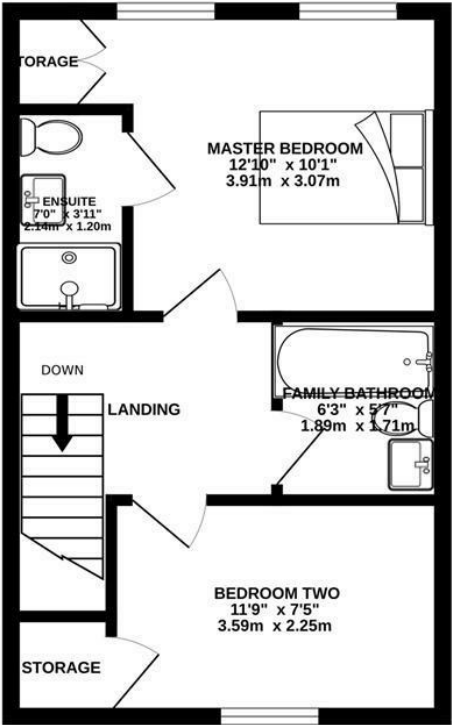
GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



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



2ND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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		89
(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	
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		

