



Terrier Grove, Leyland

Offers Over £325,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached property, located in the heart of Farrington, Leyland. The home is ideally positioned just a short walk from Leyland town centre, with its excellent schools, shops, and local amenities. This property also benefits from superb travel links, with nearby train stations and convenient access to the M6, M61, and M65 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into a bright entrance hall where a staircase leads to the upper level. Directly ahead, you will discover the stunning open-plan lounge, diner, and kitchen. This impressive space benefits from the thoughtful conversion of the original garage, creating a stylish L-shaped layout ideal for modern family life. The lounge area provides a spacious and inviting setting, flowing seamlessly into the dining space which features an eye-catching illuminated media wall. The contemporary kitchen is fitted with an integrated oven, hob, and microwave, complemented by a stylish breakfast bar — perfect for casual dining. Double patio doors at the rear open directly onto the garden, enhancing the sense of light and space.

Also on the ground floor, you'll find a practical utility room with sink and additional storage, as well as a convenient downstairs WC. A further spacious reception room is currently used as a home salon, but offers excellent versatility as an additional sitting room, office, playroom, or hobby room to suit your needs.

Moving upstairs, the property offers four generously sized double bedrooms, with the master benefitting from a private ensuite shower room. A modern three-piece family bathroom with an over-bath shower completes the first floor.

Externally, the front of the property is well maintained, with a private driveway providing off-road parking for two vehicles. To the rear, the generous garden features a low-maintenance faux lawn and a flagged patio area, creating the perfect space for relaxing or entertaining.















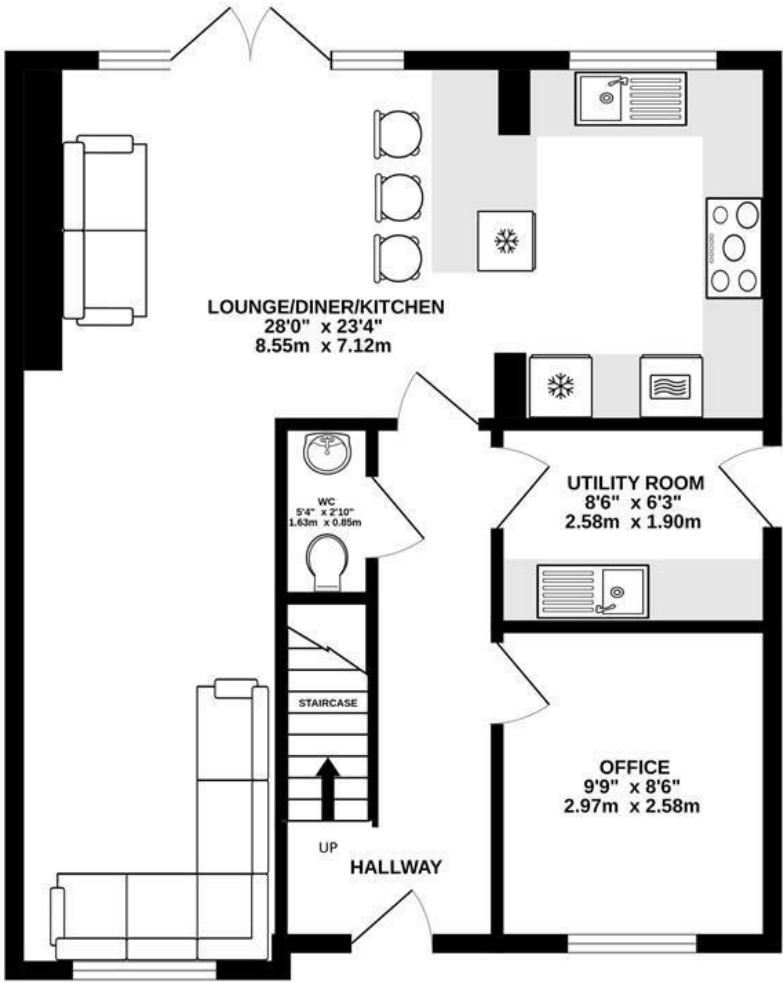




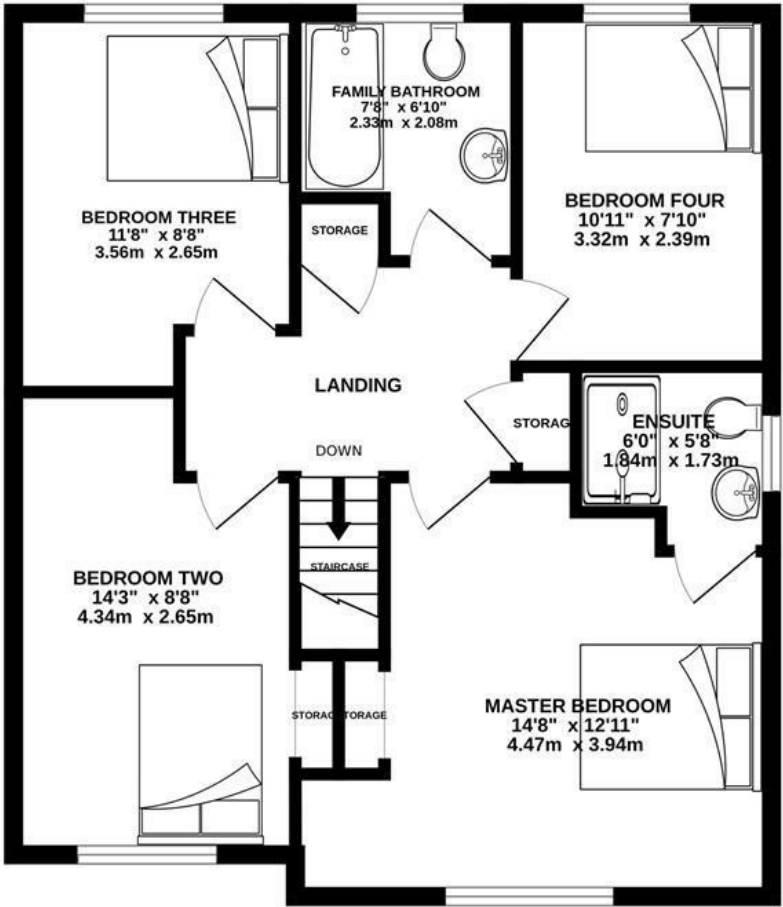


BEN ROSE

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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	82	93
(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

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

