



Lever House Lane, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached bungalow, located in a sought-after area of Leyland, Lancashire. This well-proportioned home offers excellent potential for buyers looking to place their own stamp on a property and would ideally suit couples, families, or those looking to downsize. Situated within easy reach of Leyland town centre, residents can enjoy a fantastic selection of local shops, bars, restaurants, pubs, and schools, all just a short distance away. The area is well connected, with Leyland train station offering direct services to Preston, Manchester, and Liverpool, as well as excellent bus links to Preston and Chorley. For those who commute by car, the M6, M61, and M65 motorways are all within easy reach, ensuring convenient access across the North West.

Entering the property, you are welcomed into a bright entrance hall that leads through to the main living spaces. The spacious lounge sits at the front of the home, offering a comfortable setting filled with natural light — perfect for relaxing or entertaining. Towards the rear, the fitted kitchen provides access to the large conservatory, which extends the living area and enjoys pleasant views of the garden. The family shower room offers practicality, while bedroom two, a generous double, and bedroom three, which features French doors leading to the conservatory, provide versatile accommodation that can serve as guest rooms or home offices. While the property is well-maintained, it would benefit from some light modernisation, giving buyers the opportunity to create their ideal home.

Stairs lead to the first floor, where you'll find the master bedroom, a spacious and private retreat that benefits from ample natural light and a peaceful atmosphere. This upper level could easily accommodate built-in storage or a potential en-suite, subject to the necessary permissions.

Externally, the home is set back from the road behind a charming front garden with mature plants and shrubs, adding to its kerb appeal. A private driveway runs alongside the property, providing off-road parking for two to three cars and access to a detached garage at the rear. The rear garden is of a good size with a seating area, offering excellent outdoor potential but requiring some TLC to restore it to its full charm.

In summary, this delightful Leyland bungalow represents a fantastic opportunity for those seeking a spacious home in a prime location, with scope to enhance and personalise to suit their own style and needs.





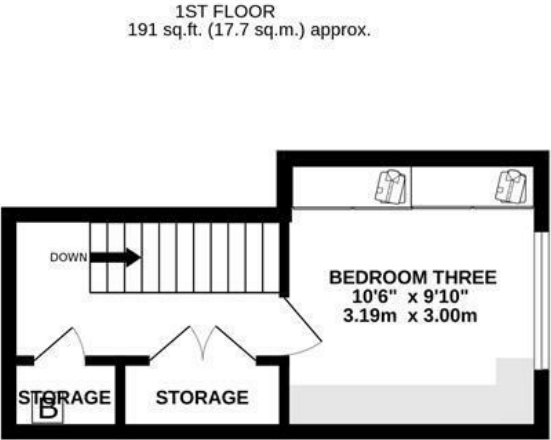
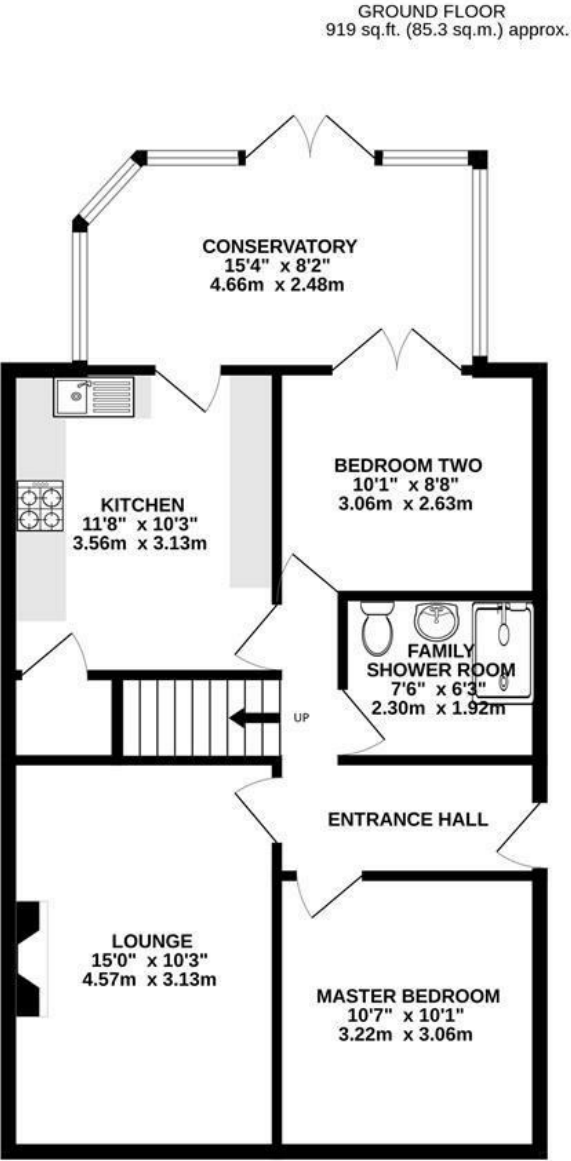








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TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

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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