



## St. Davids Road, Leyland

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this well-maintained two-bedroom, semi-detached property, located on a quiet cul-de-sac in a highly sought-after area of Leyland. Offering generous living space and plenty of potential, this property would make an ideal home for first-time buyers or small families looking to settle into a peaceful residential location. While the home would benefit from some modernisation, it has been lovingly cared for and provides an excellent foundation to update and personalise to your own taste. Perfectly positioned, the property sits within easy reach of Leyland town centre and its superb local amenities, including shops, cafes, restaurants, and well-regarded schools. For commuters, the nearby M6 and M61 motorways, as well as Leyland Train Station which is a short walk away, offer convenient access to Preston, Manchester, and beyond.

Stepping through the side entrance, you are welcomed into a bright hallway that leads to the main living areas. The kitchen offers ample worktop and storage space, ideal for everyday cooking, and flows through to the delightful garden room – a peaceful addition that overlooks the rear garden and offers a lovely spot to relax. The spacious lounge sits at the heart of the property, featuring a charming fireplace that creates a warm and inviting atmosphere. Towards the front of the home is a well-sized dining room, perfect for family meals or entertaining guests. Completing the ground floor is a bathroom fitted with a freestanding bath, sink, and WC. The entrance also boasts practical understairs storage.

Moving upstairs, the first floor hosts two generously proportioned bedrooms. The master bedroom is particularly impressive in size and benefits from built-in storage and an en-suite, making it a wonderful private retreat. The second bedroom, features fitted wardrobes and offering flexibility as a guest room, nursery, or office space.

Externally, the property continues to appeal with a neat front garden laid to lawn, bordered by a low wall and well-kept shrubs. A large driveway provides off-road parking for one vehicle and leads to the rear of the property, where you'll find a beautifully maintained garden with mature bushes, shrubs, and a central lawn – the perfect outdoor space for relaxing or entertaining. A large detached garage, complete with an electric fob operated up and over door, provides additional storage or workshop potential.

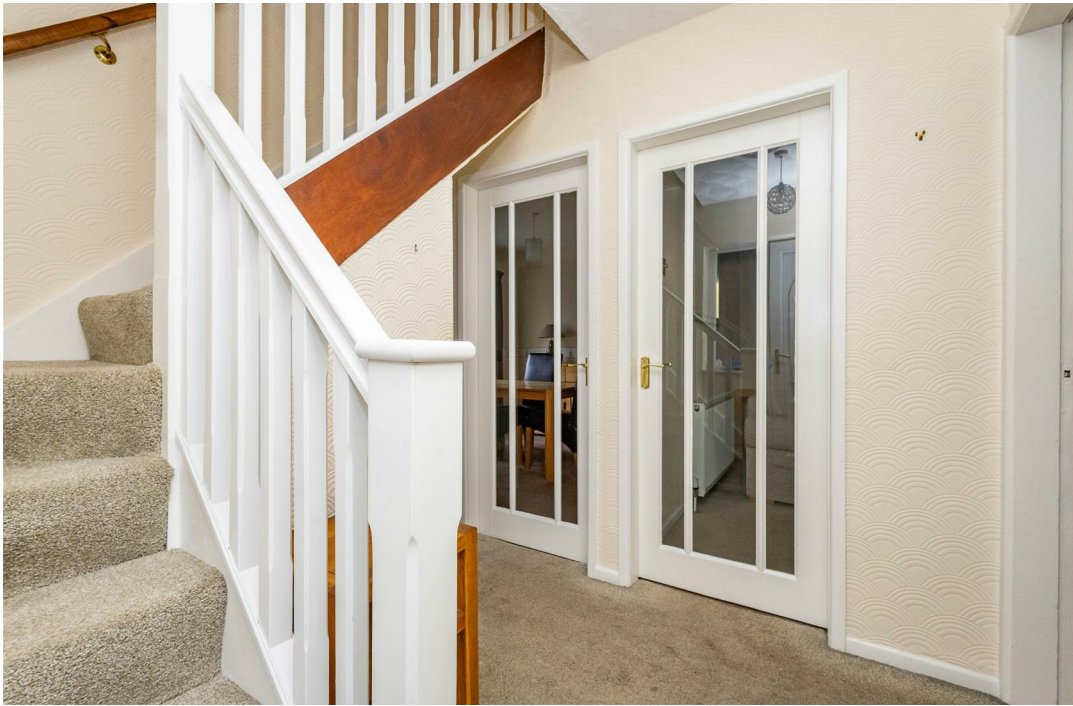
The property was originally a three bedroom home, with the current dining room being used as a bedroom in the past, giving the opportunity for this lovely property to be a three bedroomed home again.

In summary, this well-cared-for property presents an exciting opportunity to create a lovely home in a peaceful, family-friendly area of Leyland. With its spacious rooms, charming garden, and quiet cul-de-sac setting, it offers both comfort and potential – ready for its next owners to make it their own.





















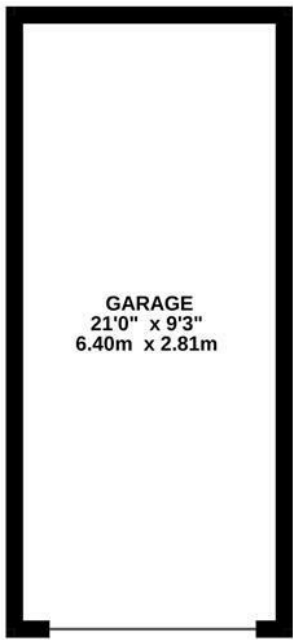
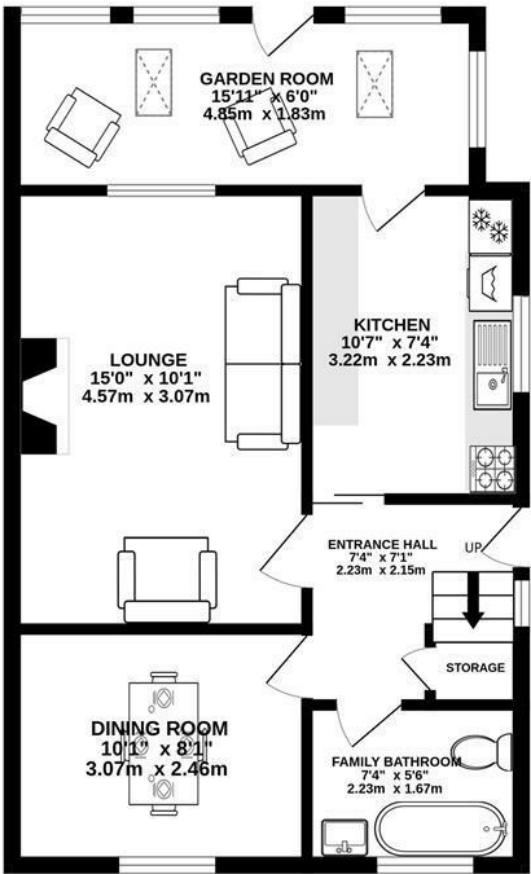




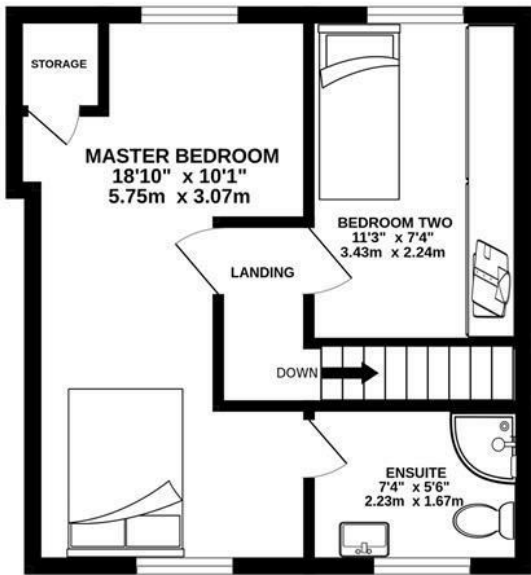


# BEN ROSE

GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 68      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                       |
|-----------------------------------------------------|---------|---------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                             |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                       |
| England & Wales                                     |         |                                                                                       |
| EU Directive 2002/91/EC                             |         |  |

