



**Leadale Road, Leyland**

**Offers Over £190,000**

Ben Rose Estate Agents are delighted to present to market this well-presented three-bedroom property, nestled on a sought-after street in Leyland. Ideally suited to families, the home is conveniently located close to a range of local schools, shops, and amenities. Positioned on the outskirts of Leyland town centre, it also offers excellent commuter links to major North West towns and cities via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid potential disappointment.

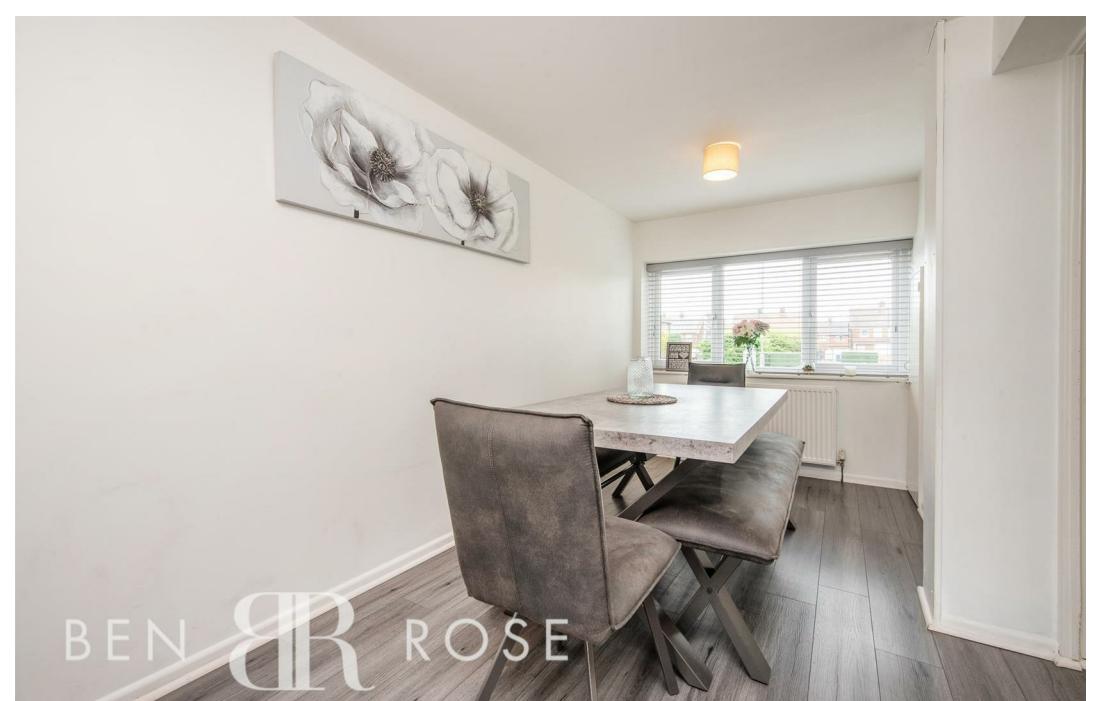
The home has been recently refurbished, with improvements including a newly fitted kitchen, bathroom, and WC, new windows throughout, a new roof and guttering, as well as new loft insulation. The property also benefits from a boiler that is only four years old.

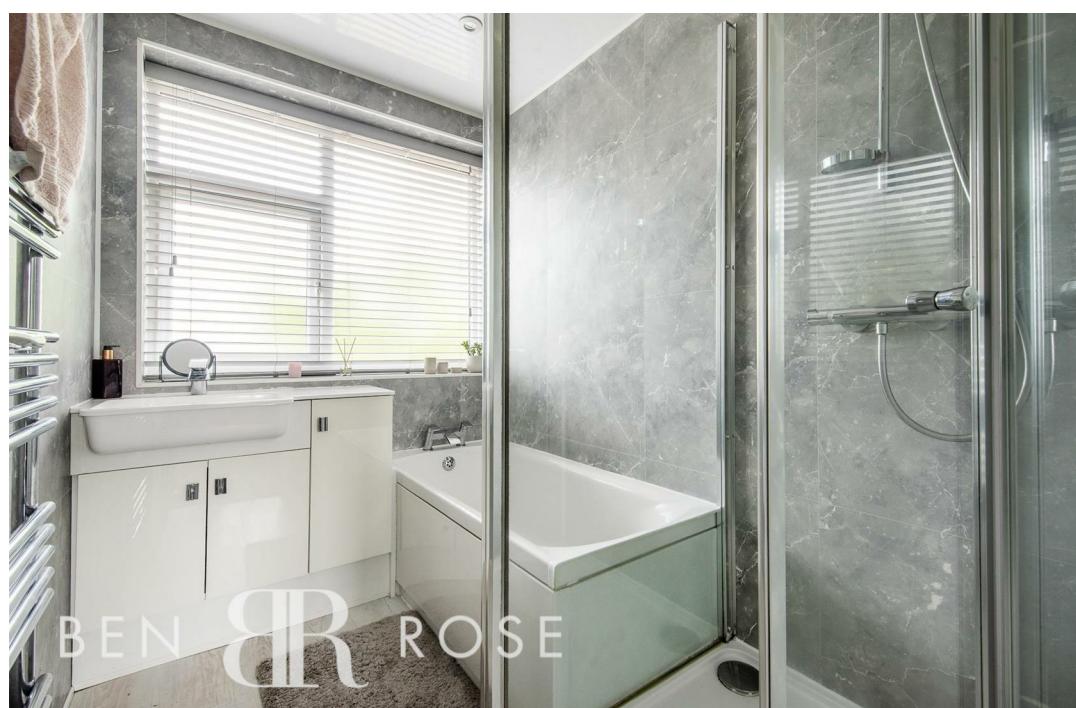
Stepping into the property, you are welcomed by a bright and inviting entrance hallway with a staircase leading to the upper level. From here, you enter the contemporary kitchen, which offers ample storage and worktop space and comes fully equipped with integrated appliances including an oven, microwave, hob, fridge, freezer, and dishwasher. The kitchen provides access to both the lounge and dining room. The spacious lounge/family room features a beautiful bay window and an elegant feature fireplace, with double patio doors leading out to the rear garden. This versatile space is large enough to function as a combined lounge and dining area, a playroom, or as currently arranged - an extended lounge. Continuing through, the dedicated dining room offers plenty of space for a family dining table and leads into the utility room. The utility room provides practical additional storage and space for freestanding appliances, along with direct access to the garden via a single external door.

Upstairs, the property offers three generously sized double bedrooms, a modern family bathroom, and a separate WC for added convenience.

Externally, the front of the home overlooks a green space featuring a park, ideal for young children and families. A private driveway provides off-road parking for multiple vehicles. To the rear is a generously sized, south-facing garden, predominantly laid to lawn—perfect for relaxing or entertaining.









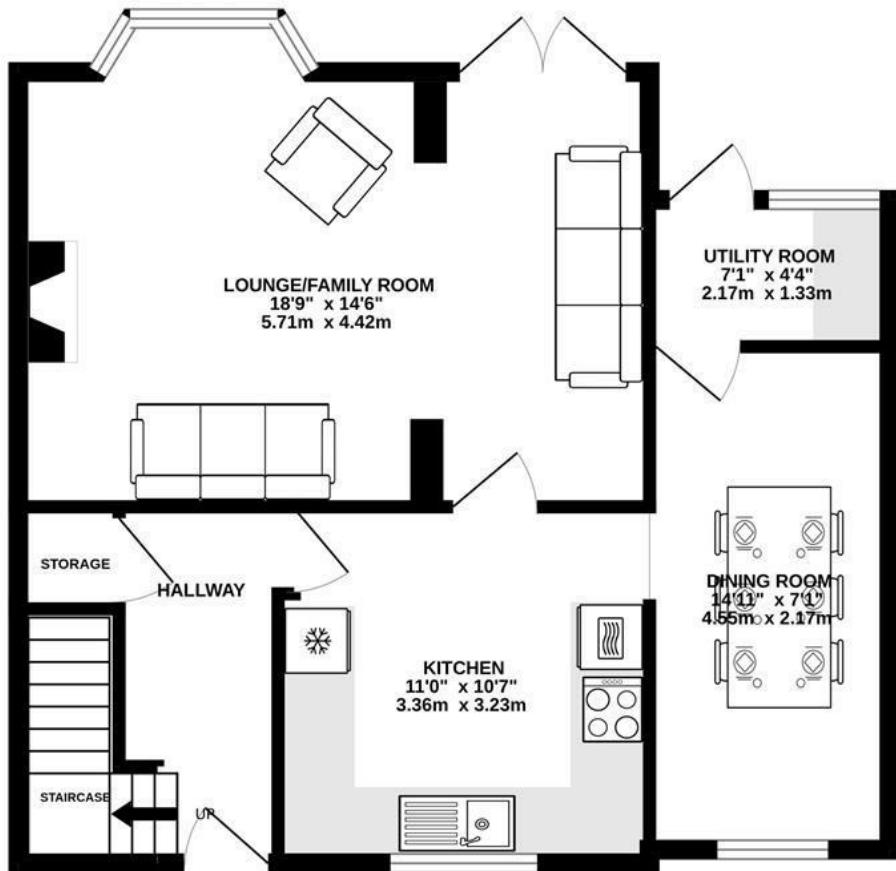
BEN ROSE



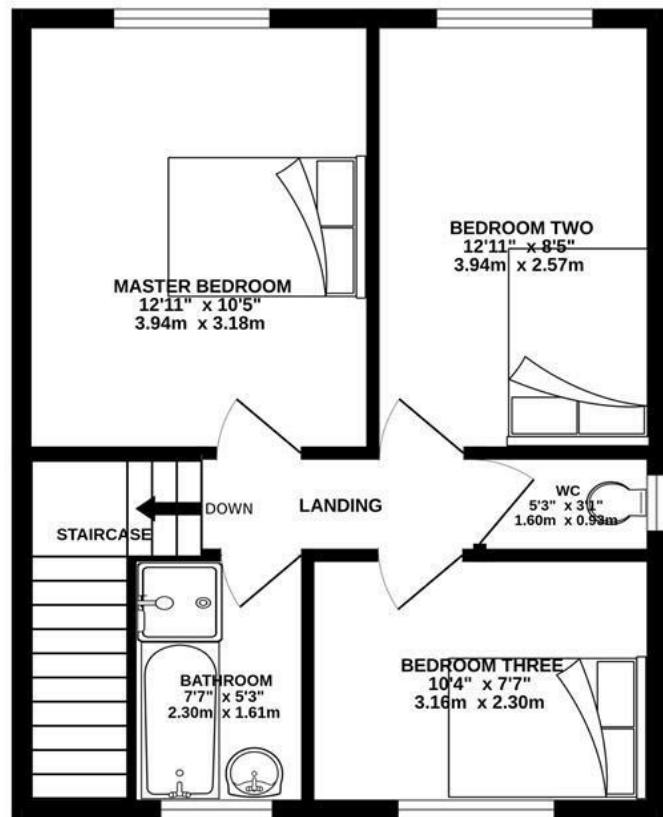


# BEN ROSE

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

