



## Manor House Close, Leyland

**Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom end terrace home, offering comfortable and practical living accommodation well suited to families and couples. Located in the popular town of Leyland, the property sits within easy reach of a wide range of local amenities including supermarkets, shops, schools and leisure facilities. Leyland Train Station is close by, providing direct rail links to Preston, Manchester and surrounding areas, while regular bus services and excellent road connections via the M6, M61 and M65 motorways make this an ideal base for commuters. Nearby towns such as Chorley and Preston are also easily accessible, adding to the appeal of this convenient location.

Entering the property through the vestibule, you are led into a useful utility room before continuing through to the main entrance hallway. From here, the layout flows naturally into a spacious lounge, offering a welcoming space to relax. The ground floor also benefits from a convenient WC. To the rear of the property is a modern fitted kitchen, which opens into an attached dining room, creating a sociable area ideal for family meals and entertaining.

Stairs from the hallway lead up to the first floor, where the landing provides access to three well-proportioned bedrooms, each offering flexible accommodation for family members, guests or home working. Completing the first floor is the family bathroom, fitted with a three-piece suite and designed to comfortably serve all bedrooms.

Externally, the property continues to offer practical outdoor space. To the front is a single driveway providing off-road parking, alongside a small, well-maintained lawn bordered by fencing. To the rear, a generous enclosed garden offers a central patio area, ideal for outdoor seating and entertaining during the warmer months, with additional space for children or gardening. Offering a balanced blend of indoor comfort, outdoor space and a highly convenient location, this attractive home presents an excellent opportunity for those seeking a well-connected and welcoming property in Leyland.









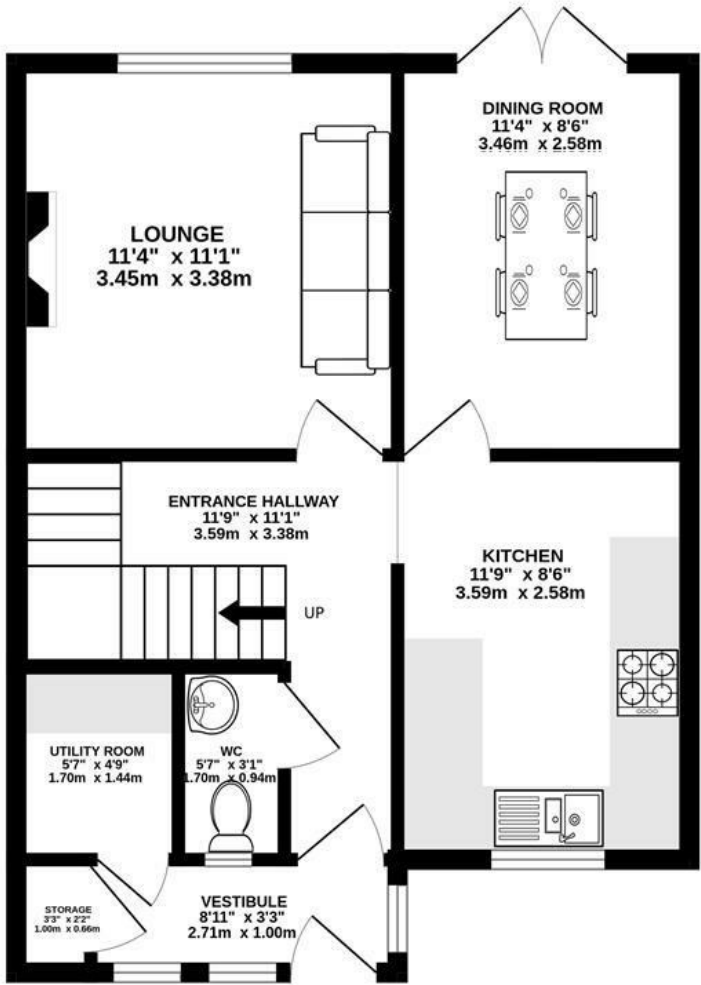




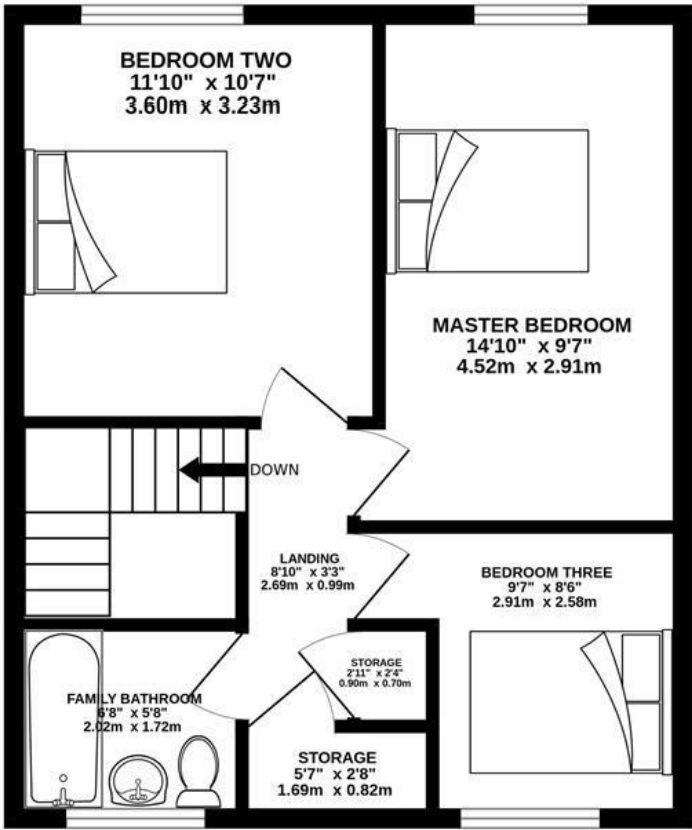


# BEN ROSE

GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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		