



Wray Crescent, Leyland

Offers Over £175,000

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached property, located in a popular residential area of Leyland. Ideally situated close to Leyland town centre, the home benefits from a wide range of local schools, supermarkets, and amenities, along with excellent travel links via the nearby train station and convenient access to the M6 and M61 motorways.

Stepping into the property through the porch, you will find yourself in the welcoming entrance hallway where a convenient ground floor WC is located. On the left, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. On the opposite side of the hallway is the equally generous kitchen, offering ample storage and space for freestanding appliances, with a single door leading through to the conservatory at the rear. The home boasts three bright and airy conservatory rooms to the rear, adding a wealth of additional living space. These areas are thoughtfully zoned to provide excellent versatility for family life and can be utilised as a dining room, home office, playroom, or additional sitting room, all benefiting from individual access to the rear garden.

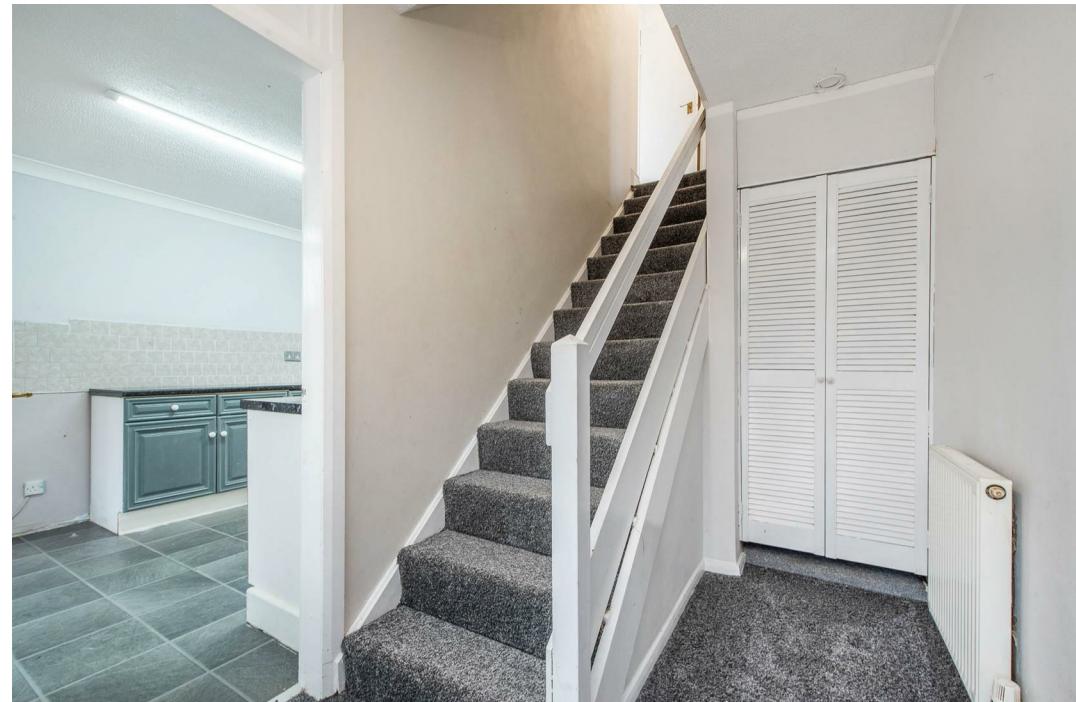
Moving upstairs from the central rear hallway, you will find three well-proportioned double bedrooms, with bedroom three benefiting from integrated storage. Additional storage is available on the landing, and the three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the rear is a generously sized, low-maintenance garden laid with stone, offering excellent potential for future landscaping and personalisation. To the front, there is ample on-street parking available for residents.

Early viewing is highly recommended to avoid disappointment.







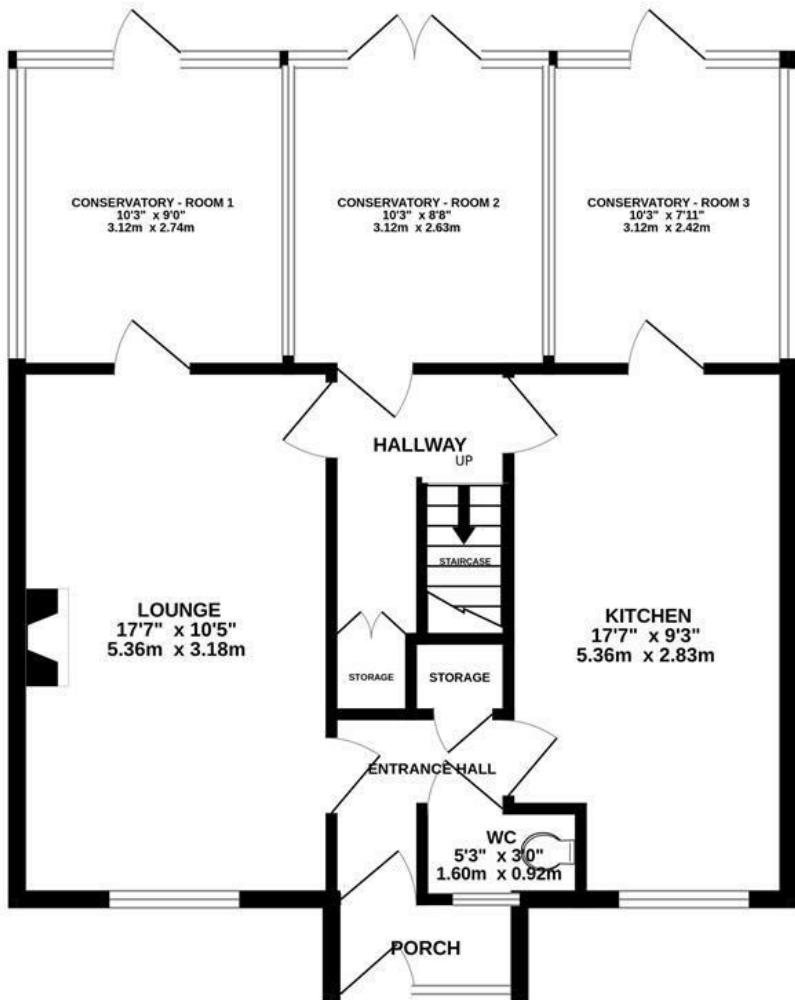




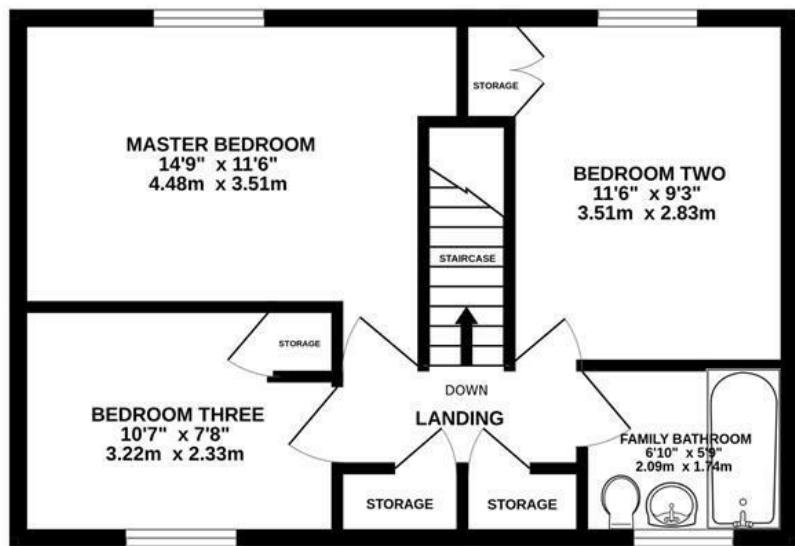


BEN ROSE

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(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		

