



## Leyland Drive, Chorley

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to market this beautifully maintained four-bedroom semi-detached home, tucked away on a quiet cul-de-sac in the sought-after town of Chorley. This much loved family property has been thoughtfully upgraded throughout by the current owners, with an exceptional attention to detail and a host of modern touches that make it truly move in ready. Perfectly positioned, the home is within easy reach of excellent local amenities, highly regarded schools, and a variety of leisure facilities. Chorley town centre is only a short drive away, offering a wealth of shops, cafés and restaurants, whilst superb transport links are close at hand, including Chorley train station, regular bus services, and easy access to the M6 and M61 motorways, placing Preston, Manchester and beyond within comfortable commuting distance.

Stepping into the ground floor, you are greeted by a welcoming entrance hall, complete with a recently renovated staircase and convenient downstairs storage. From here, the flow leads into a beautifully sleek and elegant kitchen, finished with modern cabinetry with a high specification. Integrated appliances including oven, fridge/freezer, dishwasher and hob make it ready to move in straight away. All complemented by striking opulent quartz worktops and splashbacks. A charming breakfast bar and bay window complete the space, offering both style and practicality. The heart of the home lies within the spacious lounge/diner, an impressive open-plan room with skylights that flood the space with natural light, and double doors that open directly onto the garden perfect for both family living and entertaining. Completing the ground floor is a tastefully decorated W/C, providing additional convenience for busy households.

Ascending to the first floor, you will find three well-proportioned single bedrooms, each finished in tasteful, neutral tones that create a calm and welcoming feel. The modern family bathroom has been fitted with elegant fixtures and finishes, designed with both style and durability in mind. From the landing, there is also access to the master bedroom.

The second floor is dedicated to a stunning master suite a peaceful retreat for homeowners. This generous space features fitted wardrobes providing excellent storage, alongside an en-suite bathroom complete with walk-in shower and skylight. Finished with refined materials and contemporary design, it exudes both comfort and quality.

Externally, the property continues to impress. To the front, a private driveway offers parking for two vehicles. To the rear, a generous garden has been thoughtfully landscaped to provide a safe and attractive outdoor space for all the family. The garden features multiple levels with mature trees and shrubs, artificial lawn for low maintenance and child-friendly use, as well as beautifully designed seating areas finished in Indian stone and porcelain paving perfect for both summer evenings and year-round enjoyment.

With a new boiler installed in 2021 and serviced annually, high-quality flooring, fittings and internal doors throughout, this is a home that has clearly been cared for and loved by its current owners and must be viewed to be truly appreciated. Combining modern convenience with stylish presentation, this home has been meticulously maintained and thoughtfully upgraded, making it ready to welcome its next family with both comfort and sophistication.

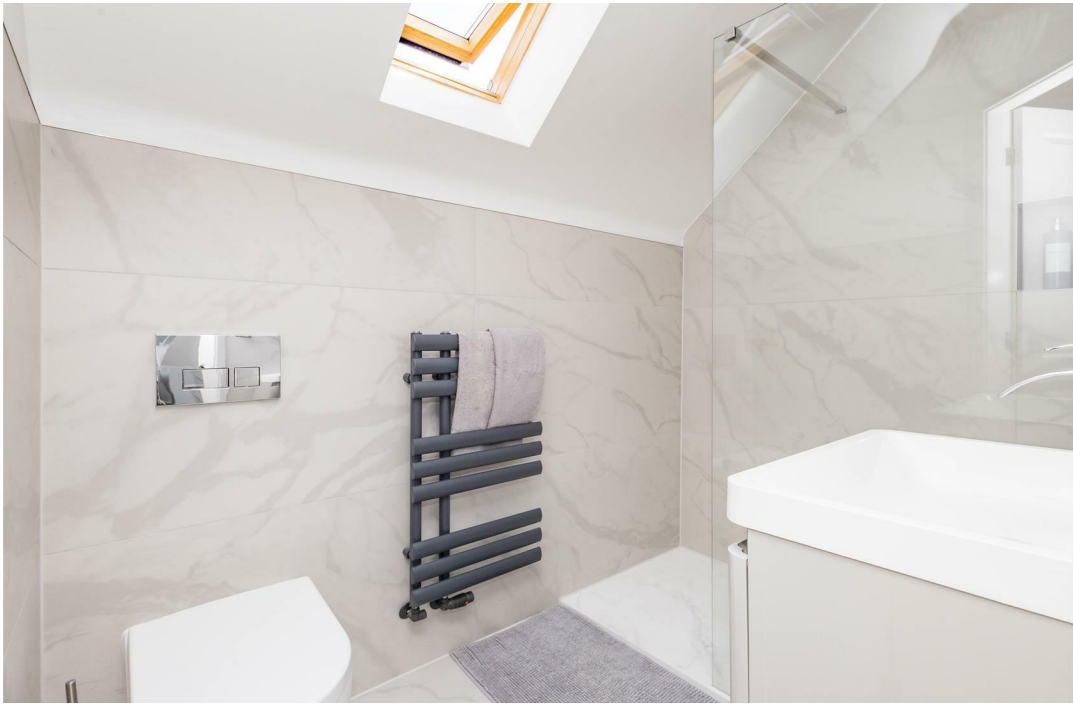






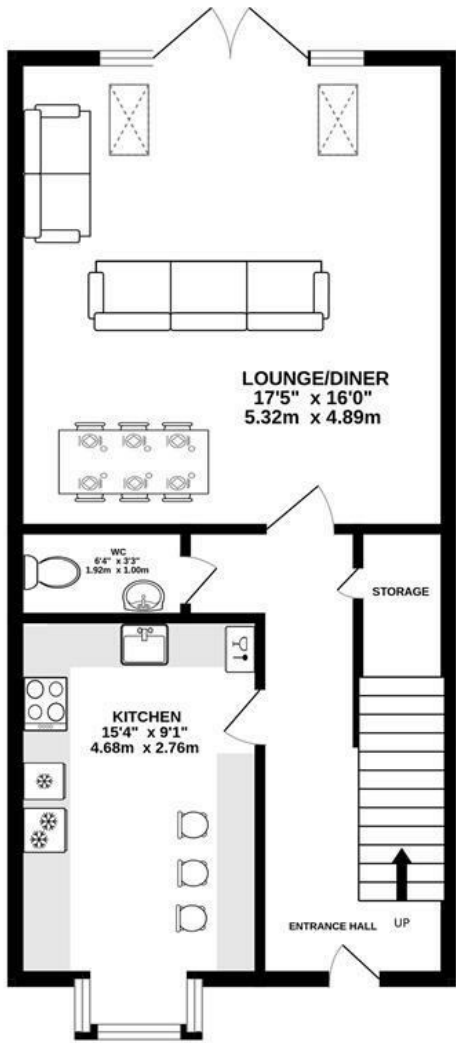




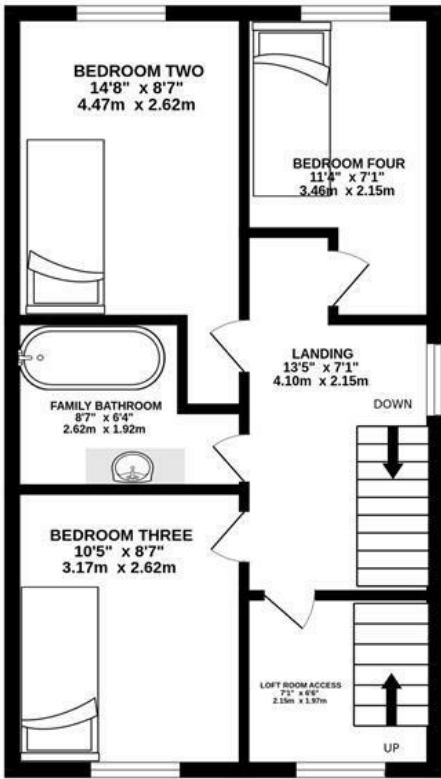


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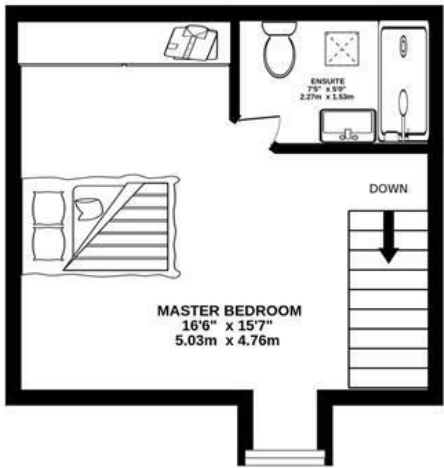
GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 78                      | 82        |
| 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 |           |

