



Westlands, Leyland

£1,195 PCM

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented three-bedroom semi-detached home, located in a quiet cul-de-sac in the sought-after area of Leyland. Recently redecorated throughout in a neutral palette with newly fitted carpets, the property is move-in ready and ideal for families seeking a balance of comfort, style, and practicality. The location is perfectly placed for everyday living, with Leyland town centre just a short distance away, offering a fantastic selection of shops, restaurants, pubs, and schools. Commuters will appreciate the excellent transport links, with rail services to Preston and Liverpool, regular bus routes to Chorley and Preston, and easy access to the M6 and M61 motorways. The area also provides nearby access to woodland paths and playing fields, creating a wonderful environment for outdoor leisure and family walks.

On entering the home, you are welcomed by an entrance porch leading into the bright and spacious lounge/dining room, which extends the full length of the property. This versatile space is perfect for both relaxation and entertaining, with the dining area benefitting from French doors that open directly onto the rear garden, allowing natural light to flow through. To the rear, the kitchen has been thoughtfully designed with modern fitted units, integrated appliances, and new flooring. Its airy layout is complemented by convenient access to the rear garden and the integral garage, which features an electric up-and-over door.

To the first floor, the property offers three well-proportioned bedrooms. The generous master bedroom provides ample space for a double bed and additional furnishings, while the second bedroom also comfortably accommodates a double and includes fitted wardrobe. The third bedroom offers flexibility as a single room, home office, or nursery. Completing the floor is a stylish three-piece family bathroom, fitted with a modern suite.

Externally, the property boasts excellent kerb appeal with a small front garden and driveway providing off-road parking for two vehicles, along with access to the integral garage. To the rear, a private garden with a central lawn and seating area offers a wonderful outdoor retreat, ideal for family gatherings and summer dining. This charming home combines modern interiors with a peaceful setting, making it a perfect choice for families looking to settle in a desirable part of Leyland.















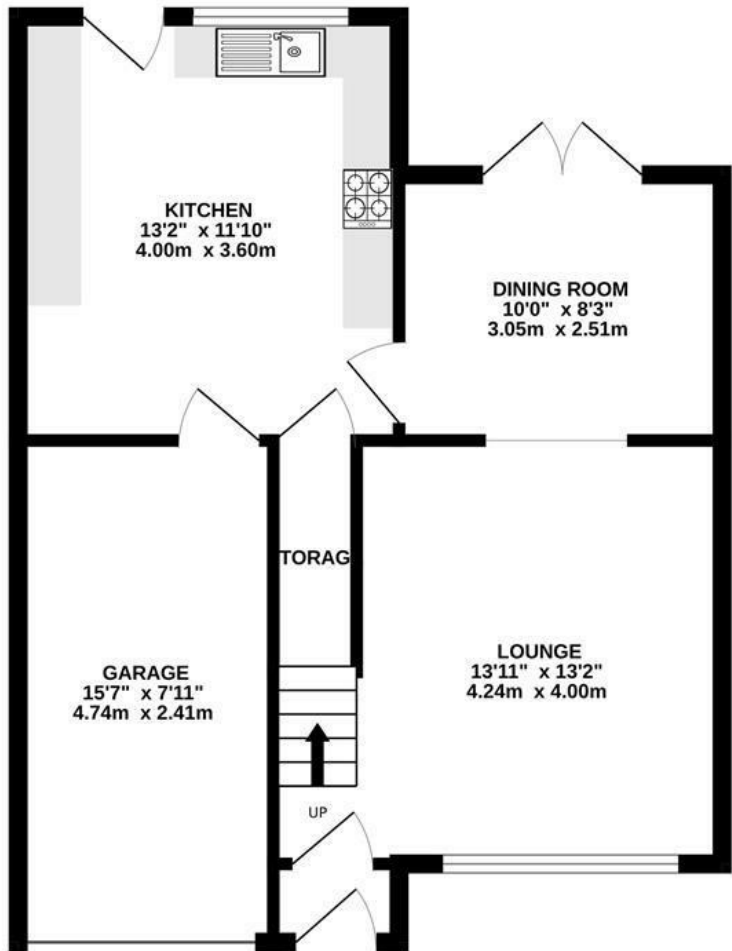




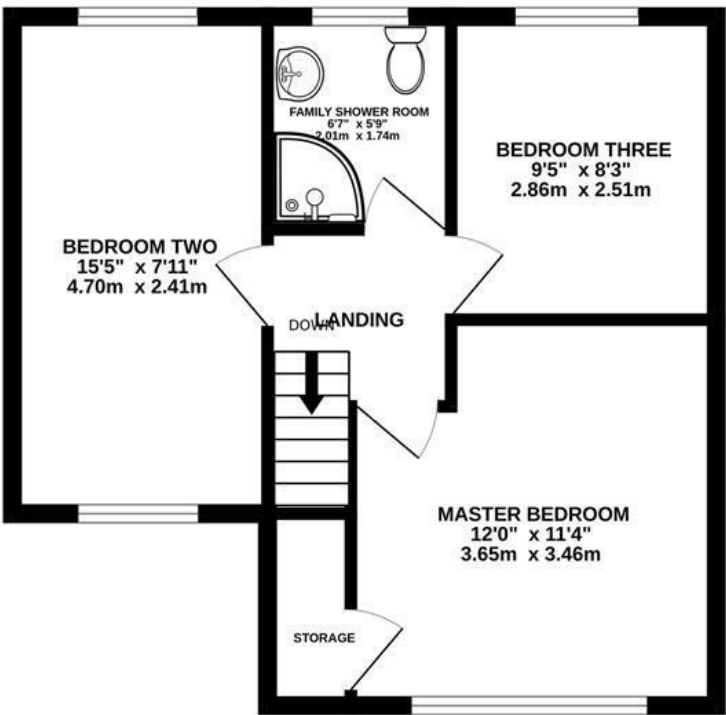


BEN ROSE

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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		
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	

