



Dunkirk Lane, Leyland

£180,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached home, situated in a popular residential area of Leyland and ideal for families looking to take their next step on the property ladder. Offering spacious living accommodation throughout, generous outdoor space and a versatile outbuilding, this home presents an excellent opportunity for buyers seeking both comfort and practicality. The property is conveniently positioned close to a range of local amenities including supermarkets, shops, cafés and well-regarded schools, while Leyland town centre is just a short distance away. For commuters, Leyland Train Station offers direct rail links to Preston, Manchester and beyond, with regular bus services nearby and excellent access to the M6, M61 and M65 motorways, making travel across the North West both simple and convenient.

Stepping into the home, you are welcomed by an entrance hall which provides access to the first-floor staircase and the spacious lounge. The lounge is a bright and inviting reception room, featuring an attractive fireplace and a large bay window that allows plenty of natural light to flood the space. From here, the property flows through into the well-equipped kitchen, which offers an abundance of worktop space and cabinetry, along with a breakfast bar and additional storage solutions. To the rear of the home is the impressive conservatory, a fantastic additional reception space that overlooks the garden and benefits from double doors opening onto the patio.

To the first floor, the landing leads to two generously proportioned double bedrooms. The master bedroom is particularly spacious and enjoys the added benefits of built-in wardrobes and a large bay window, creating a bright and airy feel. The second bedroom offers excellent flexibility and would be ideal as a child's bedroom, guest room or home office. Completing the accommodation is the three-piece family bathroom.

Externally, the property continues to impress with a driveway to the front providing off-road parking for multiple vehicles, bordered by a mature hedge that adds a degree of privacy and kerb appeal. The rear garden is a wonderful size and is predominantly laid to lawn, with mature trees and hedges to either side creating a pleasant and private setting for families to enjoy. At the end of the garden sits a substantial outbuilding, offering fantastic potential as a hobby room, workshop or additional storage space. Combining generous living accommodation, a large garden and an excellent location, this delightful home is sure to appeal to families seeking a well-rounded property in Leyland.

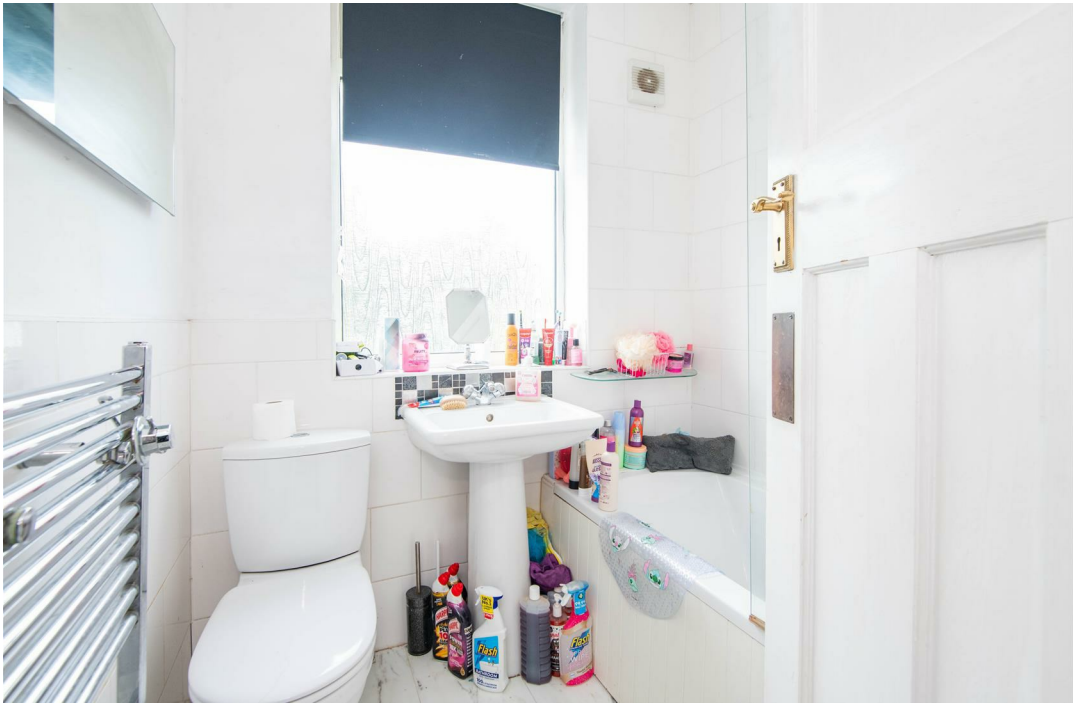
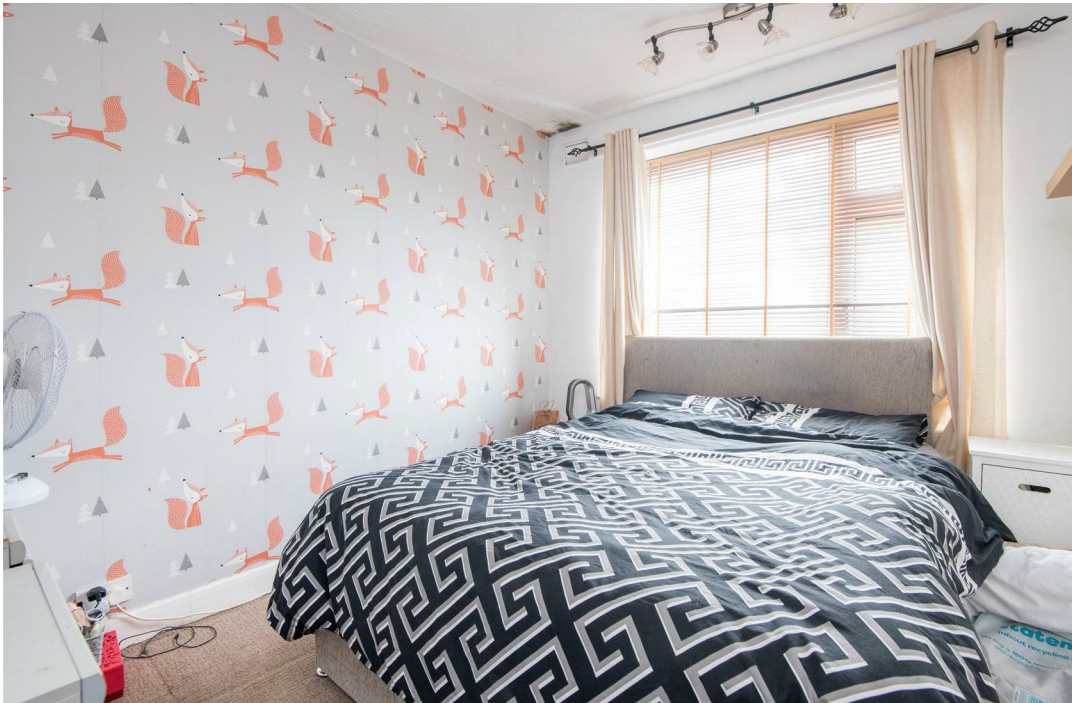












ROSE

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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