



Westlands, Leyland

Offers In The Region Of £160,000

Ben Rose Estate Agents are delighted to present to market this two bedroom semi-detached home, situated within a quiet cul-de-sac in a highly sought-after residential area of Leyland. Perfectly suited to first-time buyers, this property offers an excellent opportunity to create a home tailored to your own tastes. It enjoys a convenient location just a short drive from Leyland town centre, with a fantastic range of local schools, shops, and everyday amenities close by. Excellent transport links, including nearby bus routes and easy access to the M6 and M61 motorways, make it ideal for commuters. Adding to its appeal, the property backs onto a green belt area, providing a wonderful setting for dog walkers and those who enjoy the outdoors. Early viewing is highly recommended to avoid disappointment.

Upon entering the home, you are welcomed into an entrance porch which leads through to the spacious lounge. This generous reception room features a front-facing window, an electric fireplace, a large under-stair storage cupboard, and an open staircase leading to the first floor, while also providing access into the kitchen/diner. The kitchen offers a good amount of space, with room for either a breakfast bar or a small family dining table. Patio doors open directly onto the rear garden, allowing plenty of natural light to fill the room. While the kitchen would benefit from modernisation, it provides a fantastic blank canvas for buyers looking to put their own stamp on the property.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefitting from integrated storage. Completing the accommodation is a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property benefits from a private driveway to the front extending down the side of the home, providing off-road parking for approximately four to five vehicles.

To the rear is a generously sized, predominantly paved garden that enjoys a good degree of privacy, as it is not overlooked, making it an ideal space for relaxing or entertaining. The garden also features a double garage and a summer house, both of which offer excellent versatility and could be utilised as additional storage, a home office, gym, or hobby space.





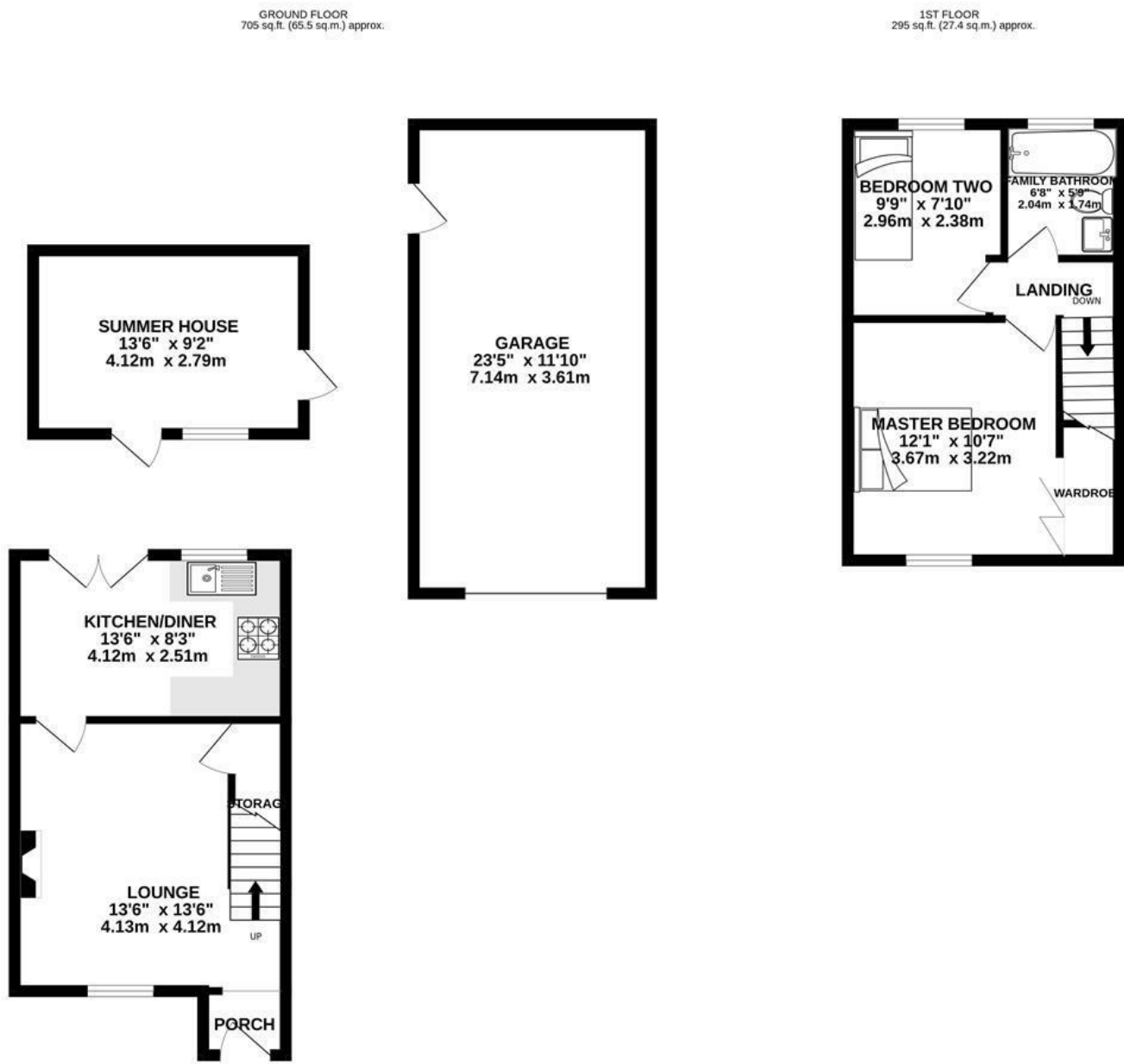








BEN ROSE



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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		
	69	82
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	

