BEN ROSE



Long Close, Leyland

Offers Over £325,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom detached bungalow, situated in a popular and well-established residential area of Leyland. Recently decorated throughout including new carpets and benefiting from a recently replaced central heating system, this charming home offers a wonderful opportunity for couples looking for a property that is ready to move straight into. The bungalow enjoys a convenient location close to a range of everyday amenities including supermarkets, cafés, shops and leisure facilities, whilst Leyland town centre is only a short distance away. Excellent travel links are also on hand, with Leyland Train Station providing direct rail connections to Preston and Manchester, regular bus services nearby, and easy access to the M6, M61 and M65 motorways, making commuting across the North West particularly convenient.

Stepping into the home, you are welcomed by a tiled entrance hall which provides access to all principal rooms. The lounge is a generously sized and inviting living space, filled with natural light and centred around an attractive fireplace, creating a warm and relaxing atmosphere. The modern kitchen has been thoughtfully designed and is well-equipped with several integrated appliances, complemented by a large peninsula that doubles as a breakfast bar, making it an ideal space for both cooking and informal dining. The integral garage is currently utilised as a practical utility room, offering additional storage and versatility.

Continuing through the bungalow are two well-proportioned double bedrooms. The spacious master bedroom benefits from built-in wardrobes, while the second bedroom also enjoys useful built-in storage, making both rooms practical and comfortable. Completing the internal accommodation is the contemporary three-piece family bathroom including an over bath shower, and finished to a modern standard and tiled throughout. The property also benefits from a partially boarded loft with electricity, providing excellent additional storage space.

Externally, the property is equally impressive. To the front is a beautifully maintained garden with attractive flower beds and a substantial paved driveway providing off-road parking for multiple vehicles, leading to the integral garage. A low-level bordering wall and double gates add further privacy and kerb appeal. To the rear, the garden has been exceptionally well maintained and enjoys a combination of paved and gravelled areas, creating a low-maintenance outdoor space perfect for relaxing and entertaining. A large raised Indian sandstone patio provides the ideal setting for outdoor furniture and al fresco dining, complemented by an attractive stone retaining wall and a useful storage shed completes the garden. Combining tasteful presentation, modern upgrades and a highly convenient location, this delightful detached bungalow is sure to appeal to couples seeking a comfortable and ready-to-enjoy home in Leyland.









T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB











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SOAK









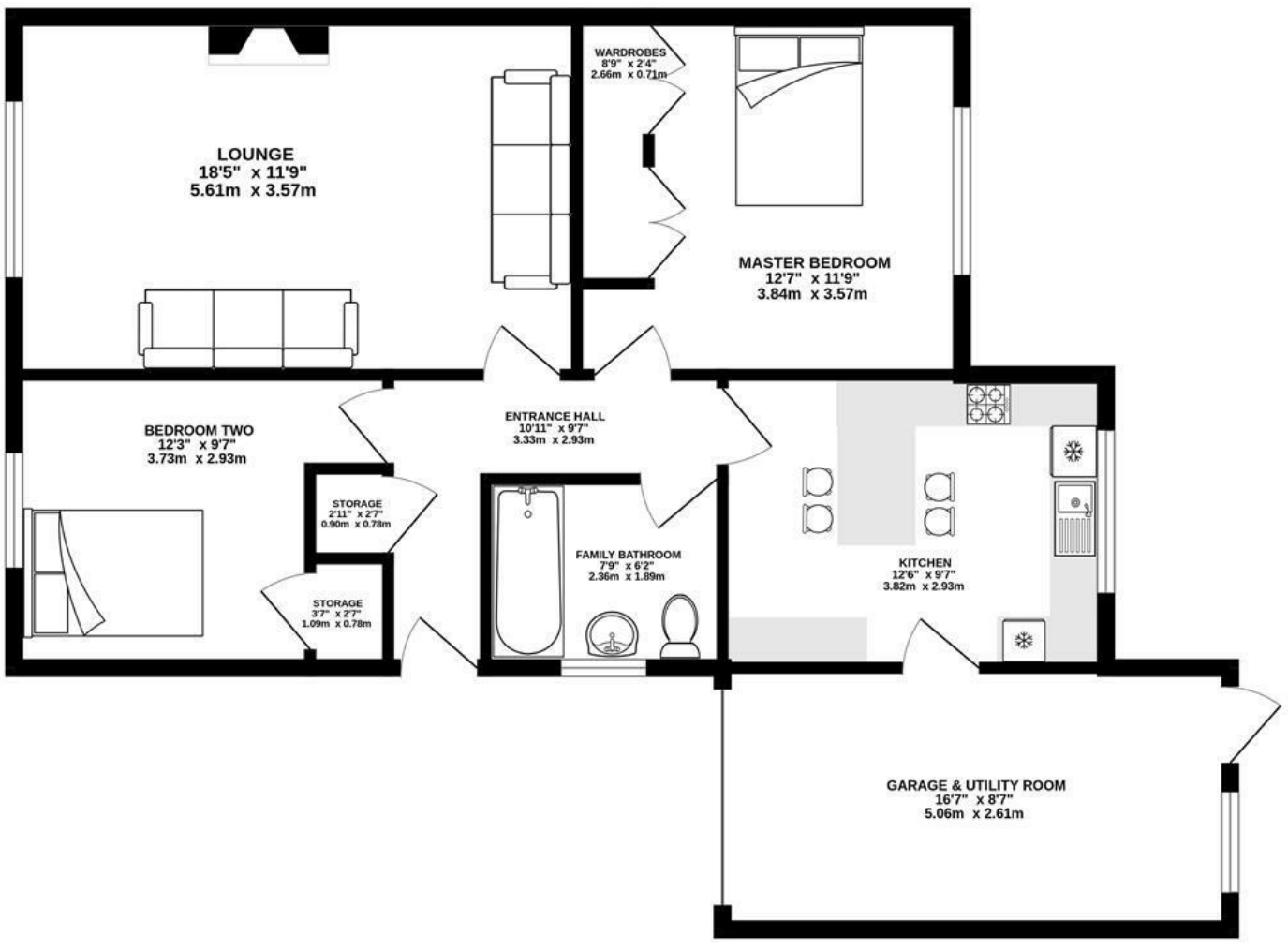




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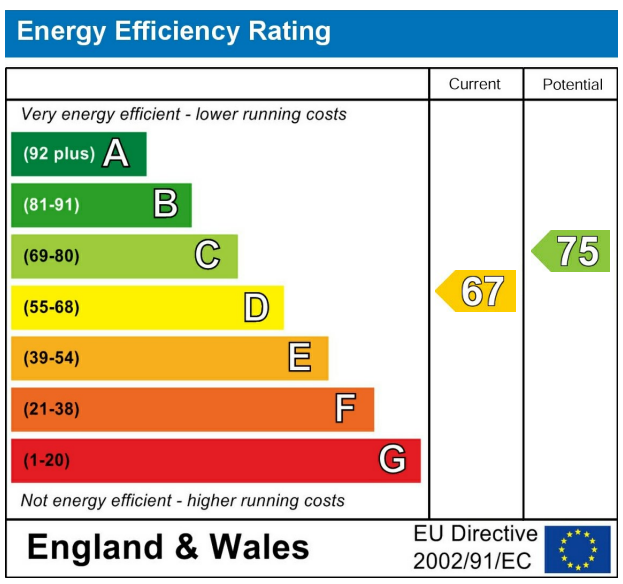
GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

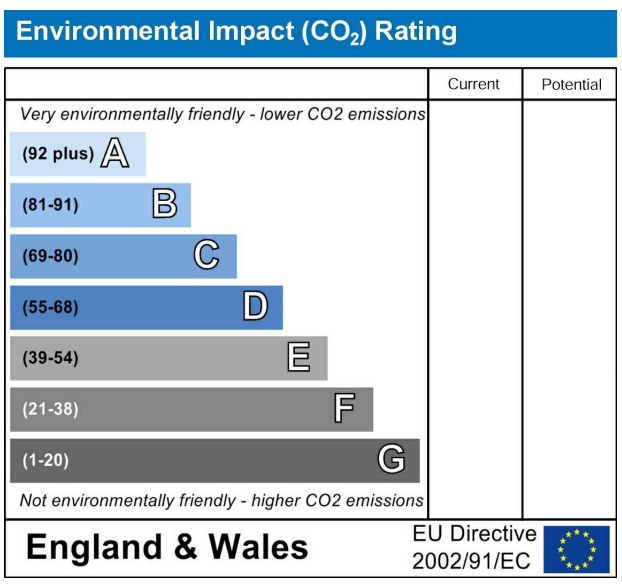


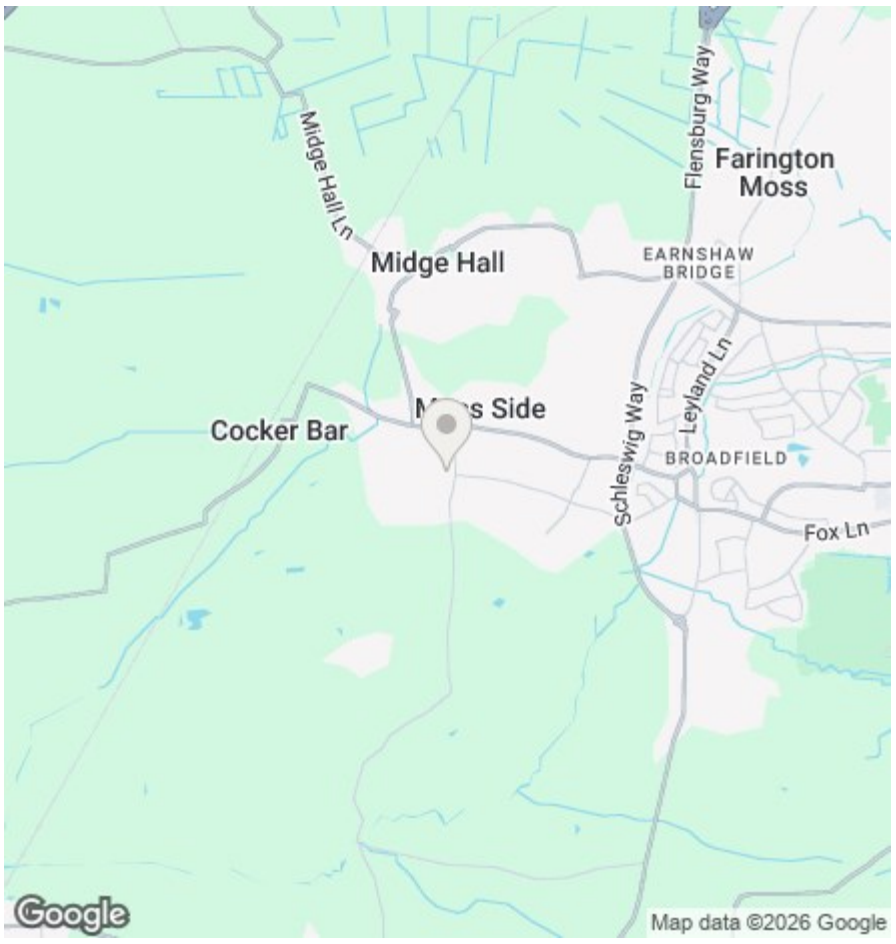
TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

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.







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