



Broadfield Drive, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to the market this charming, chain-free, three-bedroom semi-detached property, ideally located in a popular residential area of Leyland. The home is conveniently positioned close to the town centre, offering access to a range of well-regarded local schools, shops, and amenities, as well as the award-winning Worden Park. Excellent travel links are also available, with easy access to the M6 motorway and M65 motorway, along with Leyland railway station providing direct rail connections to surrounding towns and cities.

Stepping into the property, you are welcomed by an inviting entrance hallway with a staircase leading to the first floor. To the right is a spacious lounge featuring a large bay window overlooking the front aspect. Continuing through, you will find the modern kitchen, which offers ample storage along with integrated appliances including an oven and hob, as well as convenient access to understairs storage. Just off the kitchen is a practical utility room providing additional storage and space for freestanding appliances, with internal access to the attached garage and a single door leading out to the garden. The kitchen also leads through to the dining room, which comfortably accommodates a large family dining table and benefits from double patio doors opening into the conservatory. The bright and airy conservatory provides versatile additional living space, with further double doors leading out to the rear garden.

To the first floor are three well-proportioned bedrooms, all benefiting from built-in storage. A three-piece family bathroom, complete with an over-bath shower, completes this level.

Externally, to the front of the property is a private driveway providing off-road parking and leading to the attached garage, which is equipped with power and lighting and features an up-and-over door. To the rear is a generously sized garden, mainly laid to lawn with a flagged patio area, mature borders, and a useful storage shed.

Early viewing is highly recommended to avoid potential disappointment.



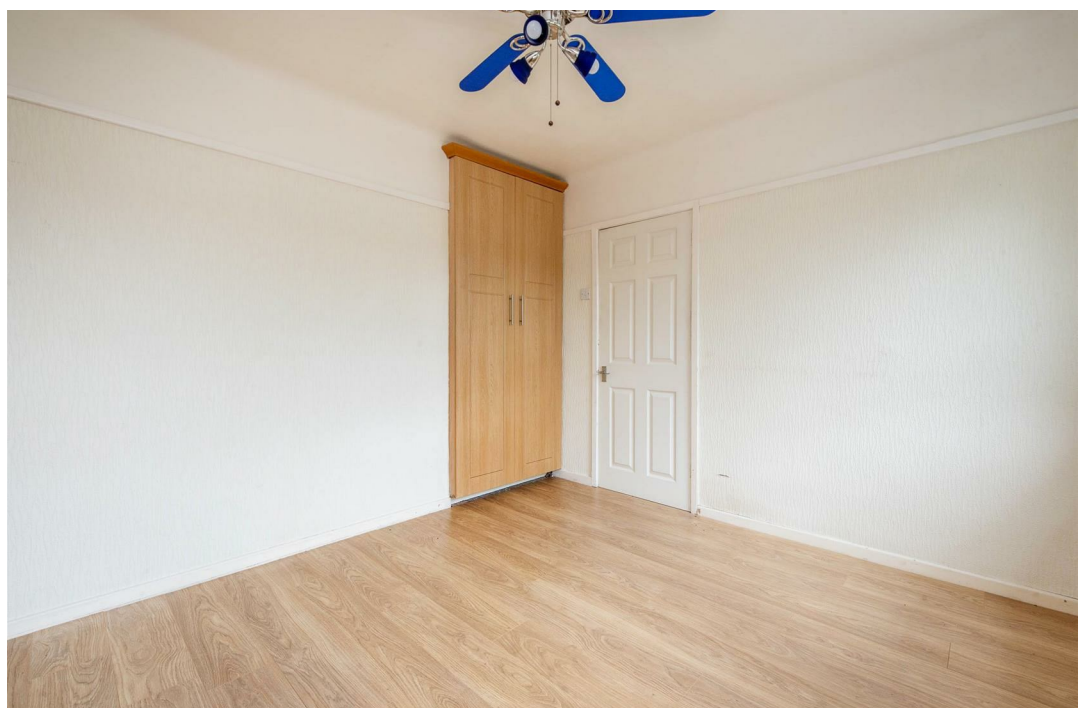










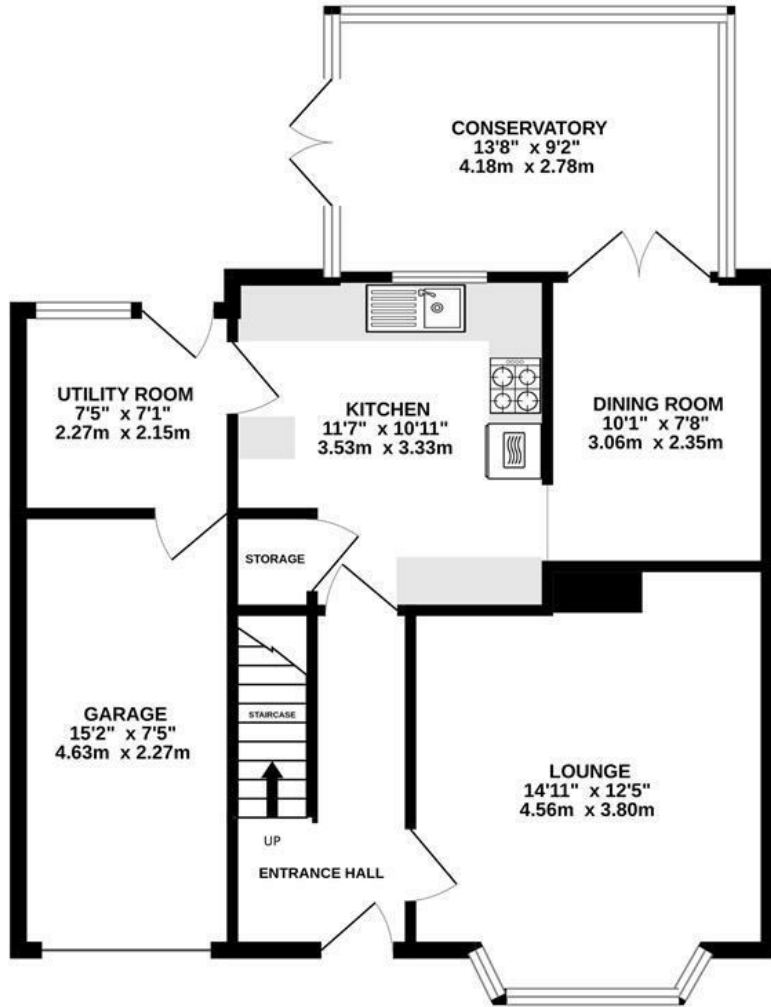




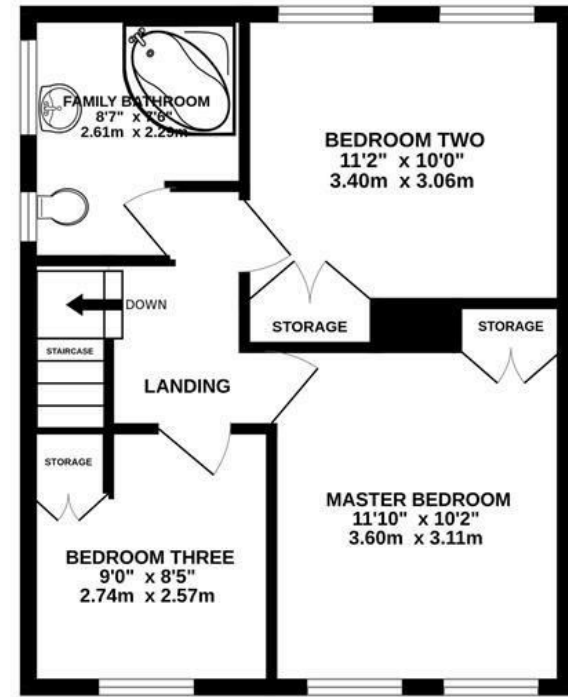




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

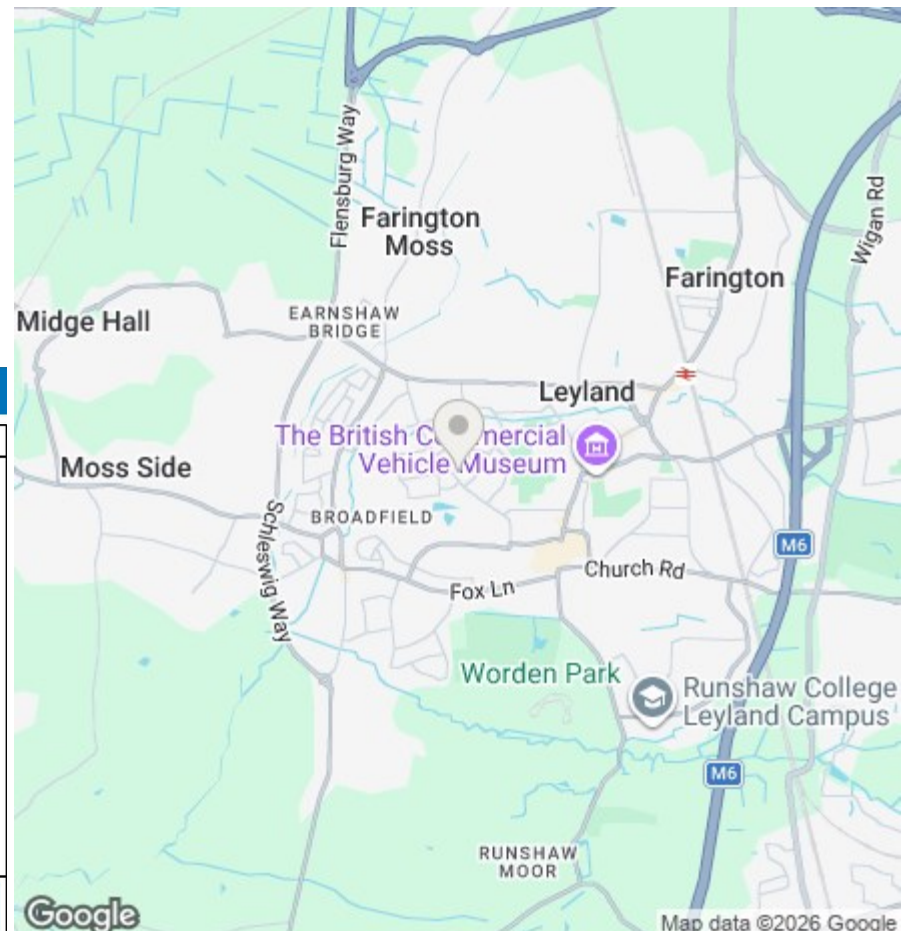


TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	