



## Canberra Road, Leyland

**£250,000**

Ben Rose Estate Agents are pleased to present to market this beautifully maintained and deceptively spacious three-bedroom extended semi-detached home, with no chain, located in a highly sought-after area of Leyland. Offering generous living spaces, tall ceilings, and large windows that flood the home with natural light, this property would make an ideal family home. Perfectly positioned, it's just a short distance from Leyland town centre, which offers an excellent range of shops, schools, supermarkets, and local amenities. The property is also within close proximity to two highly regarded schools, both a primary and a high school, which are extremely popular and consistently oversubscribed, making this an excellent choice for families. The area also benefits from strong travel links, including Leyland Train Station and easy access to the M6 and M61 motorways, making it convenient for commuters travelling to Preston, Chorley, or Manchester.

Stepping inside, you are greeted by a welcoming porch that leads into a bright and airy entrance hall complete with useful understairs storage. To the front of the property is a spacious lounge, featuring a large window, tall ceilings, and a gas fireplace that creates a warm and inviting focal point. To the rear, a generous dining room provides the perfect space for family meals and entertaining, with large double doors that open through to the kitchen and offer lovely views of the garden. The kitchen itself is well-appointed with ample worktop and cupboard space, an integrated oven and hob, and a built-in pantry-style cupboard for additional storage. A stable door provides direct access to the rear garden, enhancing the home's connection to its outdoor space.

Moving to the first floor, a spacious landing continues the sense of openness and leads to three well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes, while the third bedroom is currently utilised as a home office and features an adjoining shower room with skylight, WC, and wash basin a brilliant addition for flexible family living. Completing this floor is a contemporary family bathroom fitted with a bath, over head shower, and sink, alongside an additional separate WC for convenience.

Externally, the property boasts excellent kerb appeal, with a large, flagged driveway offering parking for up to three vehicles, complemented by mature bushes and trees that provide privacy and greenery. To the rear, a private, south facing, beautifully maintained garden which backs onto a small park, offers a peaceful retreat. Featuring a lawn, well-established plants, and a patio area ideal for outdoor seating and dining. A large detached garage provides further practicality and storage and also benefits from having a car inspection pit.

In summary, this impressive semi-detached home combines spacious interiors with a generous garden and excellent location. Well maintained throughout and full of character, it represents a wonderful opportunity for families seeking a bright, well-connected home in the heart of Leyland.























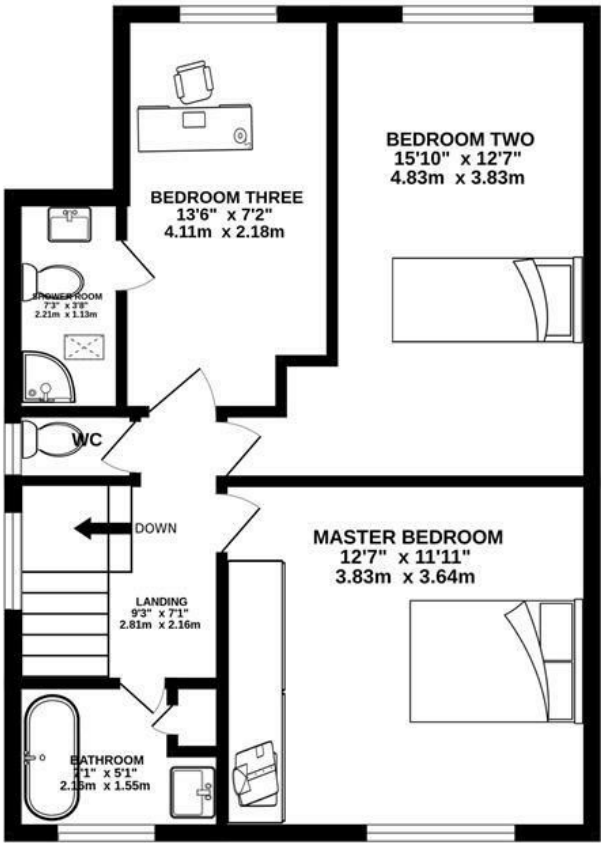
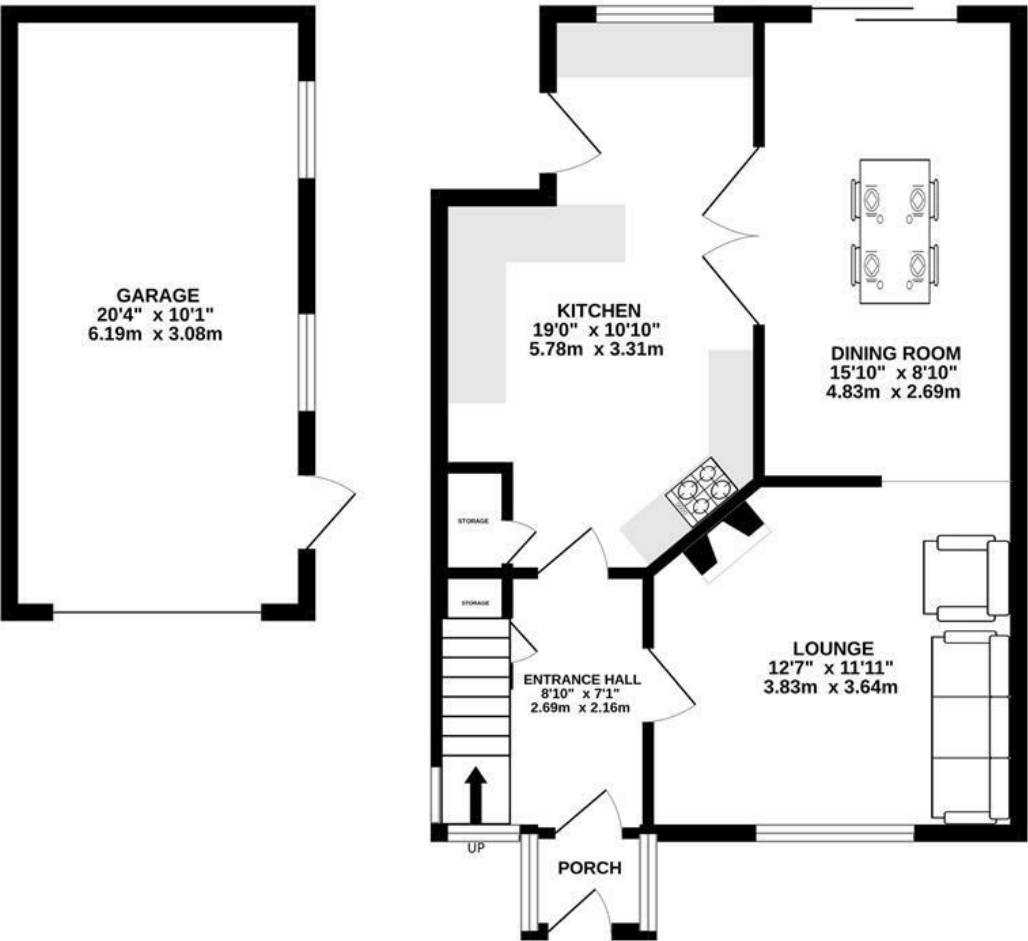




# BEN ROSE

GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR  
524 sq.ft. (48.6 sq.m.) approx.




TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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		
	67	73
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

