



Old Orchard Place, Leyland

Offers Over £375,000

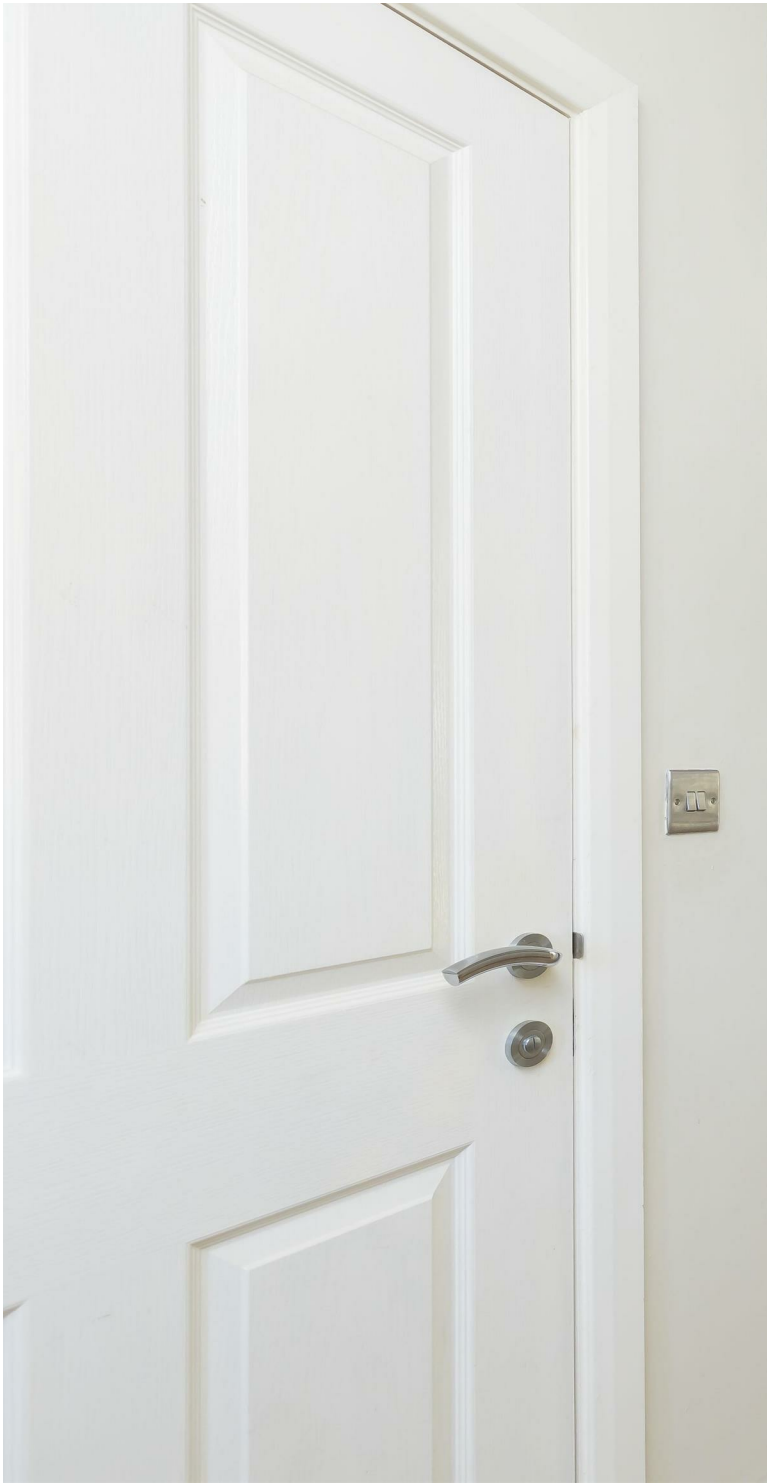
Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a highly sought-after residential area of Leyland. Finished to a high standard throughout and offering generous living accommodation, this impressive home has been thoughtfully designed to cater perfectly for modern family life. With spacious interiors, a stunning south-facing rear garden and a detached garage, the property provides the ideal balance of style, comfort and practicality. Conveniently positioned close to an excellent range of local amenities, including well-regarded schools, supermarkets, leisure facilities and everyday conveniences, the home also benefits from fantastic transport links. Leyland Train Station offers direct rail connections to Preston, Manchester and beyond, whilst the nearby M6, M61 and M65 motorway networks provide excellent access for commuters travelling throughout the North West.

Stepping into the property, you are welcomed by a bright and spacious reception hall featuring attractive laminate plank flooring and a staircase leading to the first floor. From here, you'll find a convenient downstairs WC, whilst the hallway opens into the impressive lounge. This substantial reception room stretches the full depth of the property, enjoying an abundance of natural light from the front-facing window and glazed double doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining. To the rear of the hallway is the equally spacious kitchen diner, once again spanning the full depth of the home. This outstanding family space features stylish laminate plank flooring, a luxury fitted kitchen complete with a range of integrated appliances, a breakfast bar and ample room for a large dining table, making it perfect for everyday family living as well as hosting guests. Double doors provide seamless access to the rear garden, whilst a useful understairs storage cupboard and a separate utility room with additional integrated appliances, sink and external access further enhance the practicality of this superb home.

The first floor continues to impress with four well-proportioned bedrooms, perfectly suited to growing families. The generous principal bedroom enjoys a pleasant front-facing aspect and benefits from extensive fitted wardrobes together with a contemporary three-piece en-suite shower room. Bedroom two is another excellent-sized double overlooking the front of the property, whilst bedrooms three and four enjoy attractive views across the rear garden. Completing the accommodation is the stylish four-piece family bathroom, fitted with both a separate shower enclosure and a bath to comfortably accommodate the needs of the whole family.

Externally, the property enjoys excellent kerb appeal with a brick-paved driveway providing off-road parking for up to two vehicles and leading to a large detached garage. A neatly maintained front lawn, complemented by established shrubs, bushes and a flagged pathway, creates an attractive first impression, whilst an electric vehicle charging point is conveniently positioned to the side of the home. To the rear lies one of the property's standout features—a substantial, secluded south-facing garden offering an exceptional outdoor space for families to enjoy. Predominantly laid to lawn, the garden is bordered by mature planting and established trees, creating a wonderful sense of privacy, whilst a generous paved patio spans the rear of the property, providing the perfect setting for outdoor dining and entertaining. A gravelled area sits behind the garage, with gated access available to both sides of the property for added convenience. Combining spacious accommodation, high-quality finishes and an outstanding garden, this exceptional family home presents a fantastic opportunity for buyers seeking a property ready to move straight into.















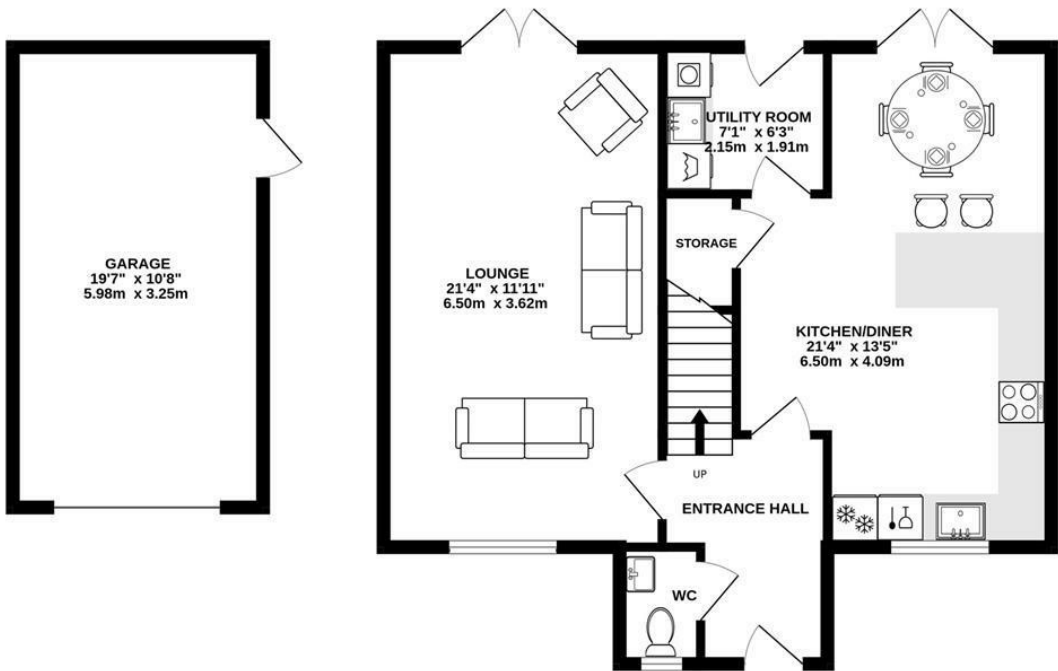




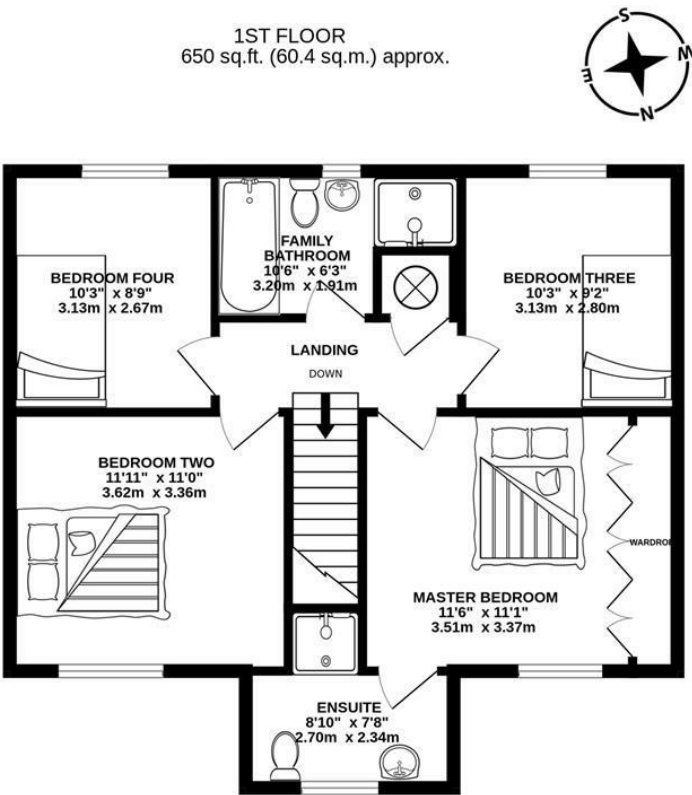


BEN ROSE

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

