BEN ROSE



Whernside Way, Leyland

O.I.R.O £250,000

Ben Rose Estate Agents are pleased to present to market this four bedroom detached home, situated in a sought-after residential area of Leyland, Lancashire, tucked away within a quiet cul-de-sac position. Offering generous accommodation throughout, this property presents an excellent opportunity for families looking for a larger home with scope to modernise and add value. The location is highly convenient, with a range of local amenities nearby including supermarkets, schools, parks and leisure facilities, while Leyland town centre is just a short drive away. Excellent transport links are also close at hand, with Leyland train station providing direct connections to Preston, Manchester and beyond, regular bus routes in the area, and easy access to the M6, M61 and M65 motorway networks, making it ideal for commuters across the North West.

The property is entered via an entrance hall which provides access to the ground floor rooms and the staircase to the first floor, along with useful under-stairs storage. The main living space is a very large lounge/diner, offering ample room for both seating and dining furniture and benefitting from a large window that allows plenty of natural light. From here, the property flows into a generously sized conservatory, providing an additional reception space with direct access out to the garden. The kitchen is compact but functional, offering plenty of storage and clear potential for updating, while a small utility room sits just off the kitchen and also provides access to the garden. Completing the ground floor is a downstairs WC.

To the first floor, the accommodation comprises four bedrooms, with the master bedroom and second bedroom both benefitting from built-in wardrobes. Bedrooms three and four are single rooms, suitable for children’s bedrooms, a home office or study space.

The family bathroom is located on this level, along with a useful storage cupboard situated off the landing, which benefits from a window allowing natural light into the space.

Externally, the property offers a driveway to the front with space for two/three vehicles, leading to an attached garage where the boiler is housed. There is also a pleasant front garden featuring established trees and shrubs, creating an attractive approach to the home. To the rear, the garden includes decorative flagged areas along with mature trees and shrubbery, providing a private outdoor space with further potential. Additionally, there is a useful side area of the property, ideal for storage or housing a small shed, with gated access leading back to the front. In conclusion, this is a generously sized family home in a desirable Leyland location, offering excellent space, a quiet cul-de-sac setting and a fantastic opportunity for buyers to modernise and create a long-term family home to their own taste.









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











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











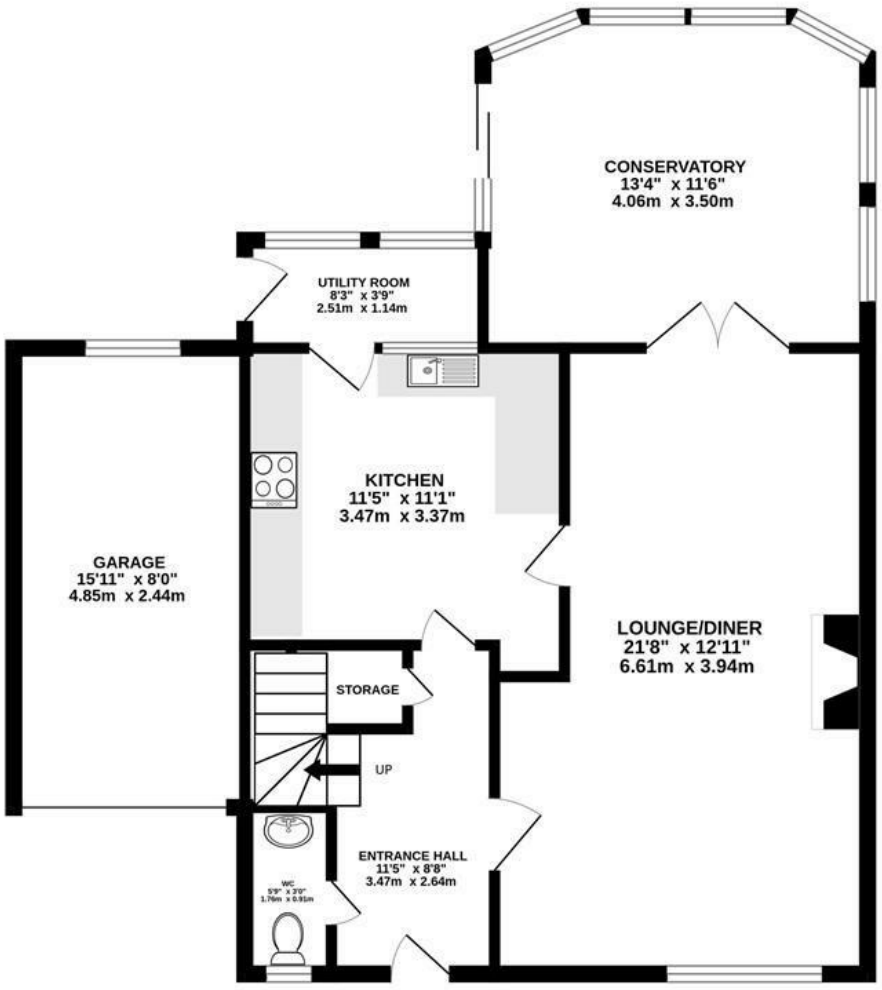




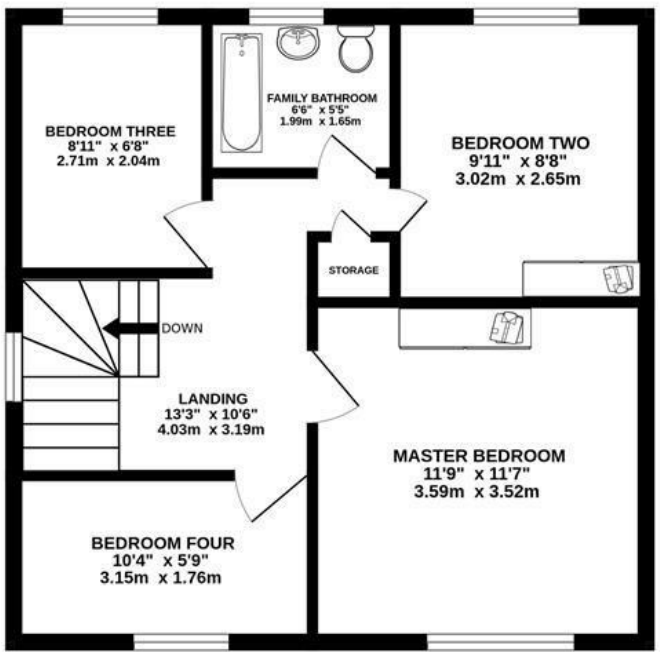
T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



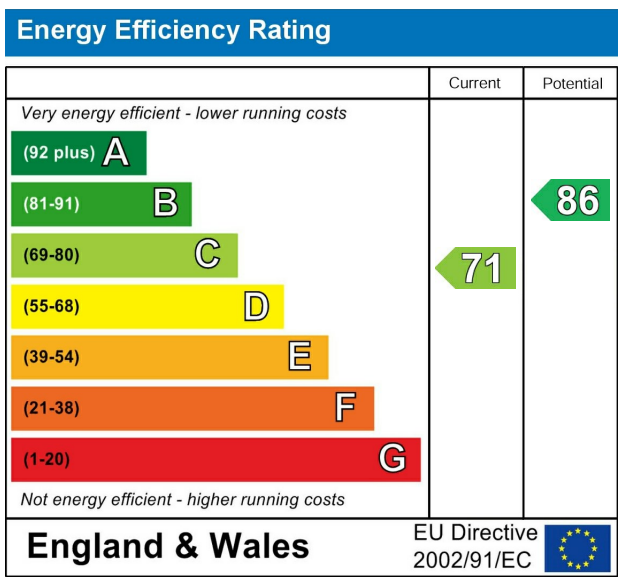
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

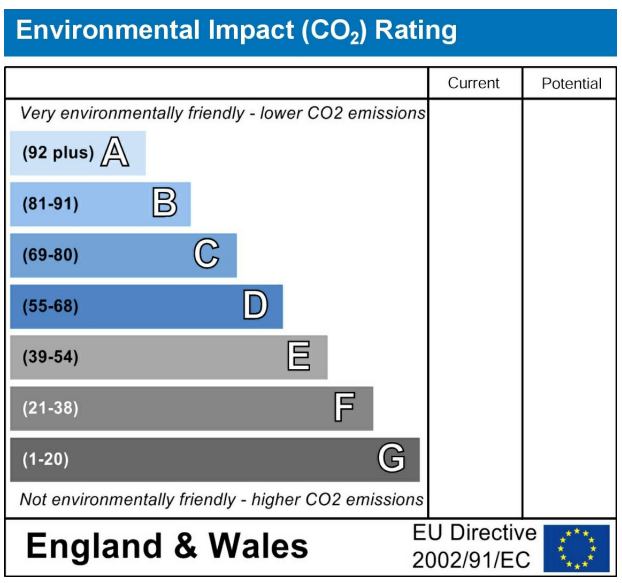


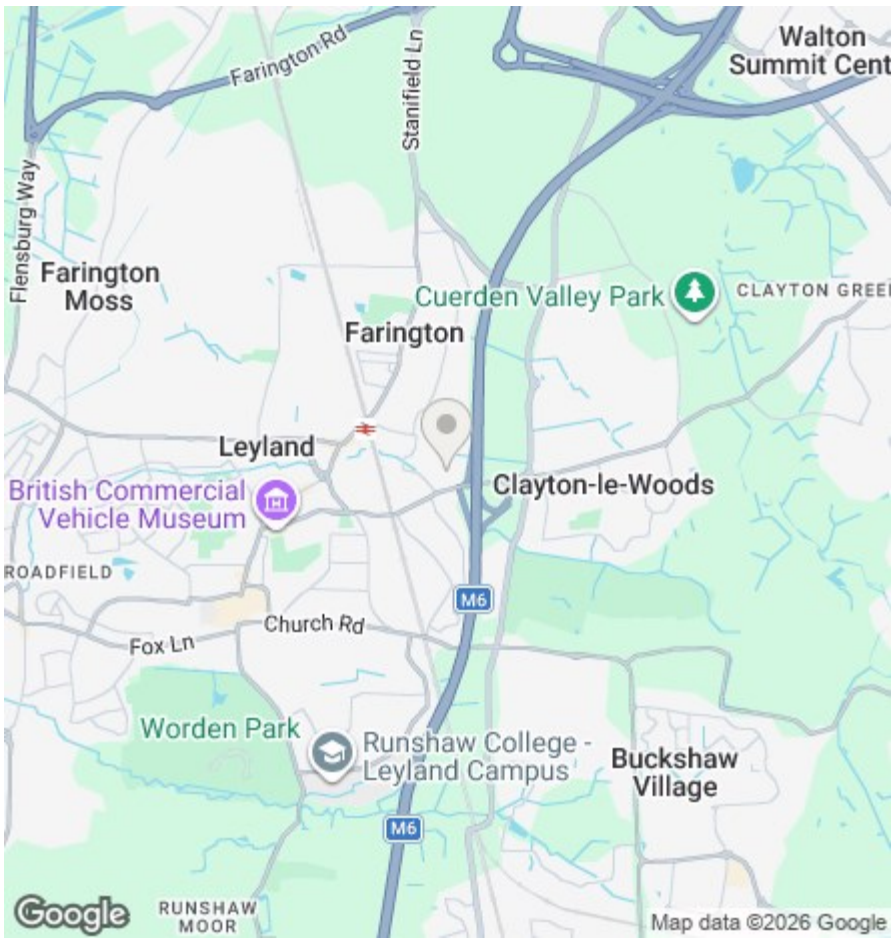
TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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.
Made with Metropix ©2026

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.







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