



## St. Davids Road, Leyland

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to market this charming two/three bedroom semi-detached bungalow with No Onwards Chain, ideally situated in a quiet and well-established area of Leyland. This delightful home offers comfortable and versatile living accommodation, perfectly suited to those looking to downsize or enjoy a more relaxed pace of life. The property is positioned within easy reach of a range of local amenities, including shops, supermarkets, healthcare facilities, and well-maintained parks, all contributing to its appeal for retirees. Leyland town centre is just a short distance away, while excellent transport links are available via nearby bus routes and Leyland train station, offering convenient connections to Preston, Chorley, and beyond. The M6 and M61 motorways are also easily accessible, making travel further afield straightforward.

Entering the home, you are welcomed into the entrance hall which provides access to the main living spaces. The generously sized lounge is a bright and inviting room, featuring a large window that allows plenty of natural light to fill the space, along with a feature fireplace that adds a cosy focal point. From the hall, you will also find a well-equipped kitchen with ample storage and worktop space, as well as a separate dining room that can equally be used as a third bedroom. The ground floor further benefits from a three-piece family bathroom and one of the two double bedrooms, offering convenient single-level living if desired. Stairs from the hallway lead up to the first floor.

Upstairs, the landing opens out to the master bedroom, a spacious and peaceful retreat with additional storage, making excellent use of the available space. This floor offers a degree of privacy and flexibility, perfect for accommodating guests or creating a quiet sleeping area.

Externally, the property continues to impress with a well-maintained rear garden, featuring a lawn, mature flower beds, and access to the garage, providing both a pleasant outdoor space and practical storage. To the front, the home is set behind a low gate and bordering wall, with a neatly kept lawn and a driveway offering off-road parking for multiple vehicles, along with access to the garage. This lovely bungalow presents a wonderful opportunity for those seeking a comfortable, well-located home with both indoor and outdoor appeal.























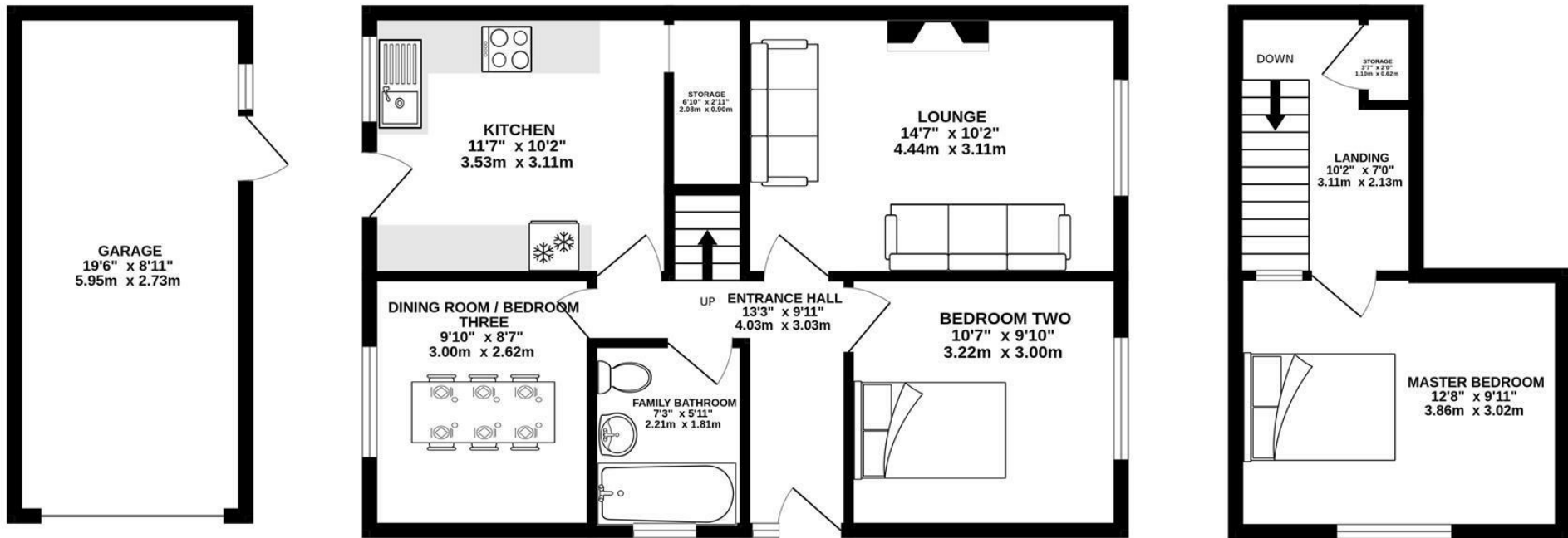




# BEN ROSE

GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| 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) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

