



## Windflower Drive, Leyland

£300,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached family home, ideally located in a sought-after area of Leyland. This extended property boasts generous living space, making it a perfect choice for growing families. Leyland itself offers an excellent range of local amenities, including shops, schools, parks, and leisure facilities. Convenient travel links are close by, with Leyland train station providing direct routes to Preston and Manchester, regular bus services running through the town, and easy access to the M6, M61, and M65 motorways, making it an ideal location for commuters. Nearby towns such as Chorley and Preston are only a short drive away, while the beautiful Cuerden Valley Park provides a picturesque outdoor space for family walks and recreation.

Stepping into the property, you will find yourself in the welcoming entrance hallway which benefits from having convenient storage. Ahead, you will enter the spacious lounge, which features a charming fireplace and benefits from dual-aspect windows to the front and side. From here, you will move through to the dining room, which offers ample space for a large family dining table and enjoys a central position that flows seamlessly into both the kitchen and the extended family room at the rear. The modern kitchen offers excellent storage with an integrated oven and hob. The bright and airy family room provides versatile additional living space, ideal for use as a second sitting room, playroom, or games room. Completing the ground floor layout is a good-sized study, converted from part of the original garage, along with a convenient WC.

Upstairs, you will find three well-proportioned bedrooms, with the master and second bedroom benefiting from fitted storage and the third bedroom having a single fitted wardrobe. The master bedroom also boasts a private ensuite shower room. Additional storage can be found on the landing, while the modern three-piece family bathroom completes this level.

Externally, to the front of the property, there is a private driveway providing off-road parking for two vehicles, as well as access to the partial garage, which still offers a good amount of storage space. To the rear, the south-facing, L-shaped garden features a well-maintained lawn and an attractive Indian stone patio - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.

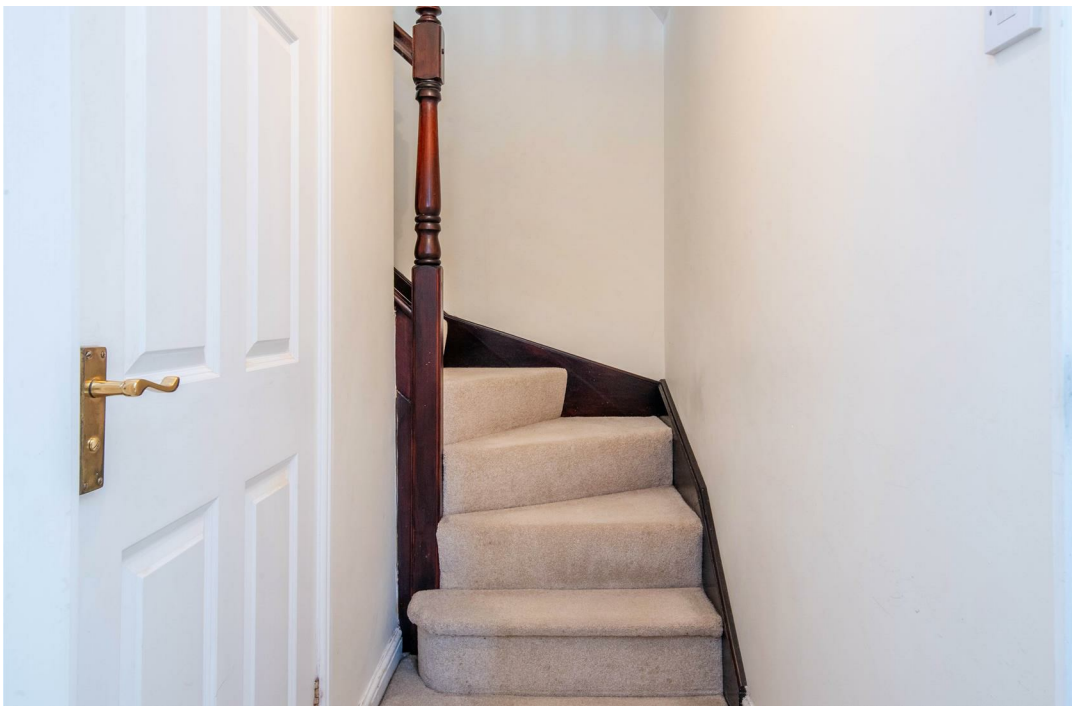






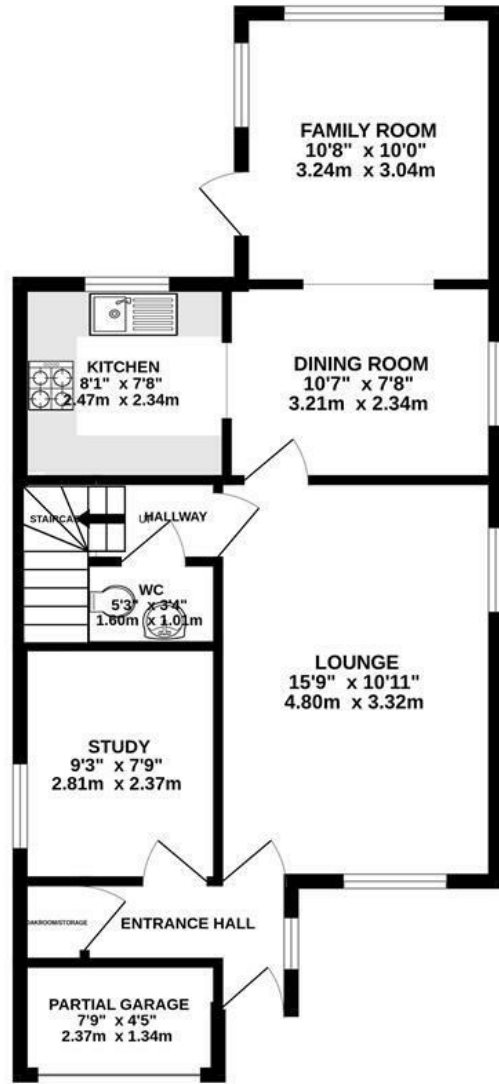




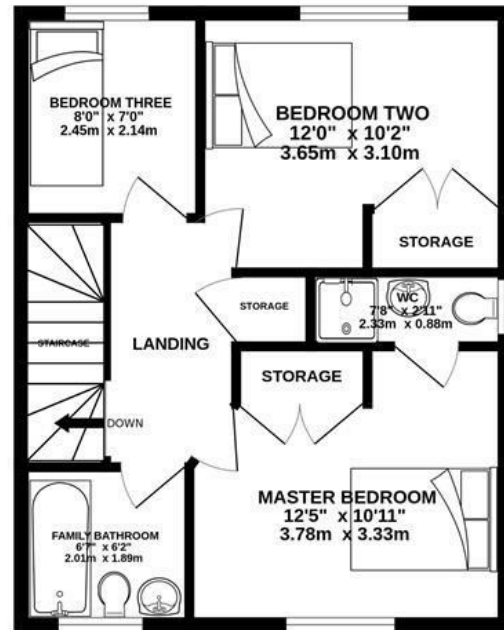


# BEN ROSE

GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.

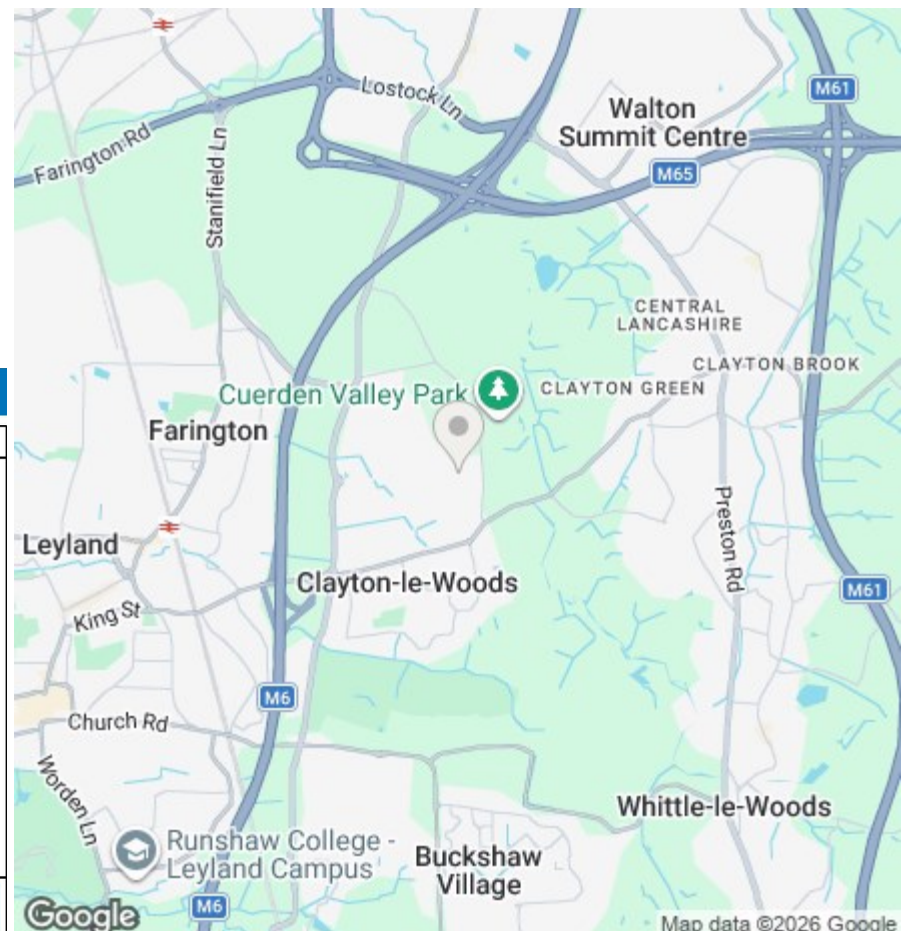


TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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>		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	