



Leyland Lane, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached family home, offering generous living space and a versatile layout ideally suited to families and couples alike. Positioned in a sought-after residential area of Leyland, the property benefits from close proximity to the town centre, where a wide range of local shops, supermarkets, cafés, restaurants, pubs and well-regarded schools can be found. Leyland Railway Station provides direct services to Preston, Manchester and Liverpool, while excellent bus links connect Leyland with Preston and Chorley. The M6, M61 and M65 motorway networks are also easily accessible, making this an ideal home for commuters.

Upon entering the property, the welcoming entrance hall leads through to a bright dining room positioned at the front of the home, offering a perfect space for family meals or entertaining. To the rear is a spacious, full-width lounge filled with natural light, featuring French doors that open directly onto the garden and create a seamless indoor-outdoor flow. Completing the ground floor is a modern fitted kitchen, well equipped with a washing machine and Tecnik range cooker, along with direct access to the rear garden for added convenience.

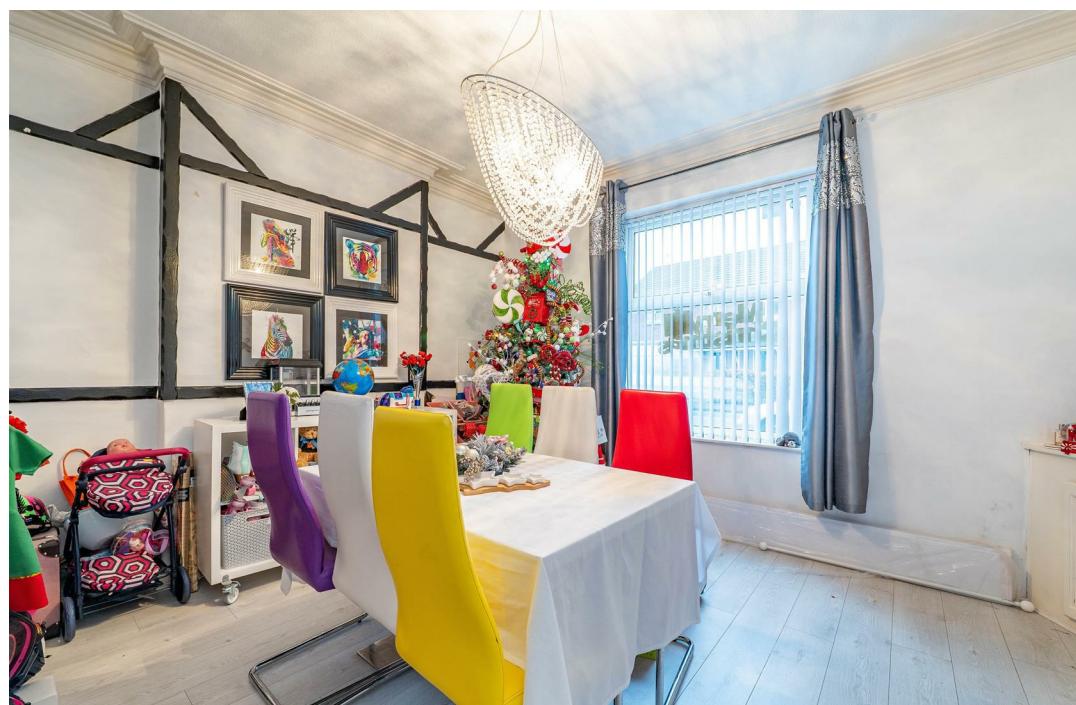
The first floor continues to impress with three well-proportioned double bedrooms, each benefiting from fitted wardrobes to maximise storage. The master bedroom is particularly generous, offering a calm and comfortable retreat. Completing the upper level is a modern three-piece family bathroom, finished to a good standard and designed with everyday practicality in mind.

Externally, the property features a driveway to the side providing off-road parking for one vehicle. The rear garden is a standout feature, boasting a raised paved patio seating area, a large lawn and an attractive selection of mature plants and shrubs, creating a private and enjoyable outdoor space. An attached workshop with WC, accessible from both the front and rear, adds further versatility.

This well-located and spacious home offers excellent potential and must be viewed to be fully appreciated.









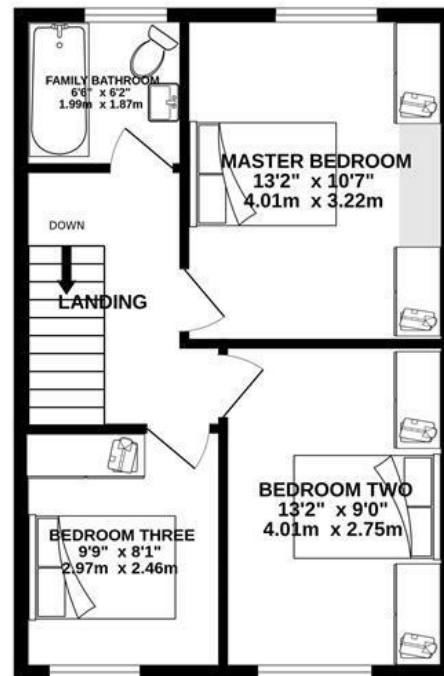
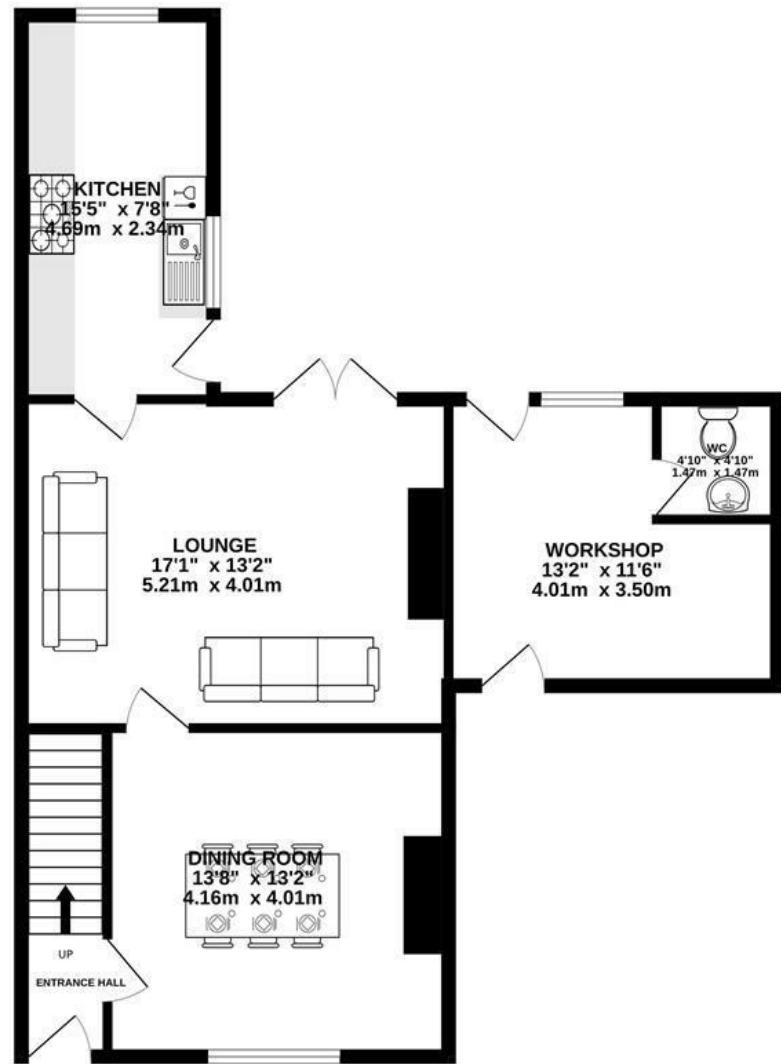




BEN & ROSE

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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 is given 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		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2010/31/EU		

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		
EU Directive 2009/20/EC		

