



Borrowdale Road, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, situated within a highly sought-after residential area of Leyland. Having benefitted from a range of recent improvements, including a full new roof, repointed brickwork to the rear and gable end, fibreglass garage and kitchen roofs, and a modern boiler installed just a few years ago, this home is ready for its next owners to move straight into and enjoy. Ideally suited to growing families, the property offers generous living accommodation, practical layouts and excellent outdoor space. Leyland itself is a popular location thanks to its excellent range of local shops, supermarkets, cafés, schools and leisure facilities, whilst nearby parks provide plenty of opportunities for outdoor recreation. Commuters will appreciate the superb transport links, with Leyland Train Station offering direct rail connections, regular bus routes close by, and convenient access to the M6, M61 and M65 motorways, making travel to Preston, Chorley, Manchester and beyond straightforward.

Stepping through the porch, you are welcomed into the entrance hall which provides access to the first-floor staircase, spacious lounge and kitchen. The lounge is a bright and inviting reception room, enhanced by a large front-facing window allowing plenty of natural light to flood the space. A modern fireplace creates a lovely focal point, whilst there is ample room to comfortably accommodate both lounge furniture and a family dining table. Sliding doors to the rear provide attractive views over the garden and allow easy access outside during the warmer months. The kitchen offers generous worktop space, plentiful storage and a practical layout, with an adjoining utility room that also serves as an additional dining area, creating a versatile space ideal for busy family life.

To the first floor, the landing leads to three well-proportioned bedrooms. Two spacious double bedrooms both benefit from built-in wardrobes and drawers, providing excellent storage whilst maximising floor space. The third bedroom is currently utilised as a home office but would equally make an ideal children's bedroom or nursery or depending on individual requirements. Completing the accommodation is the three-piece family bathroom, featuring a corner bath alongside useful built-in storage. Further practicality is provided by the partially boarded loft, which benefits from electricity, offering valuable additional storage potential.

Externally, the property continues to impress with a generously sized front lawn bordered by attractive flower beds, alongside a substantial paved driveway providing off-road parking for multiple vehicles and leading directly to the integrated garage. To the rear, the enclosed garden offers a wonderful outdoor space for the whole family to enjoy, featuring a large lawn, established flower beds and a paved seating area perfect for entertaining or relaxing throughout the year. A combination of mature hedging and fencing provides privacy and security, creating an ideal environment for both children and pets. Offering spacious accommodation, thoughtful updates and an excellent location close to everyday amenities and transport links, this is a fantastic opportunity to acquire a superb family home in one of Leyland's most desirable residential areas.







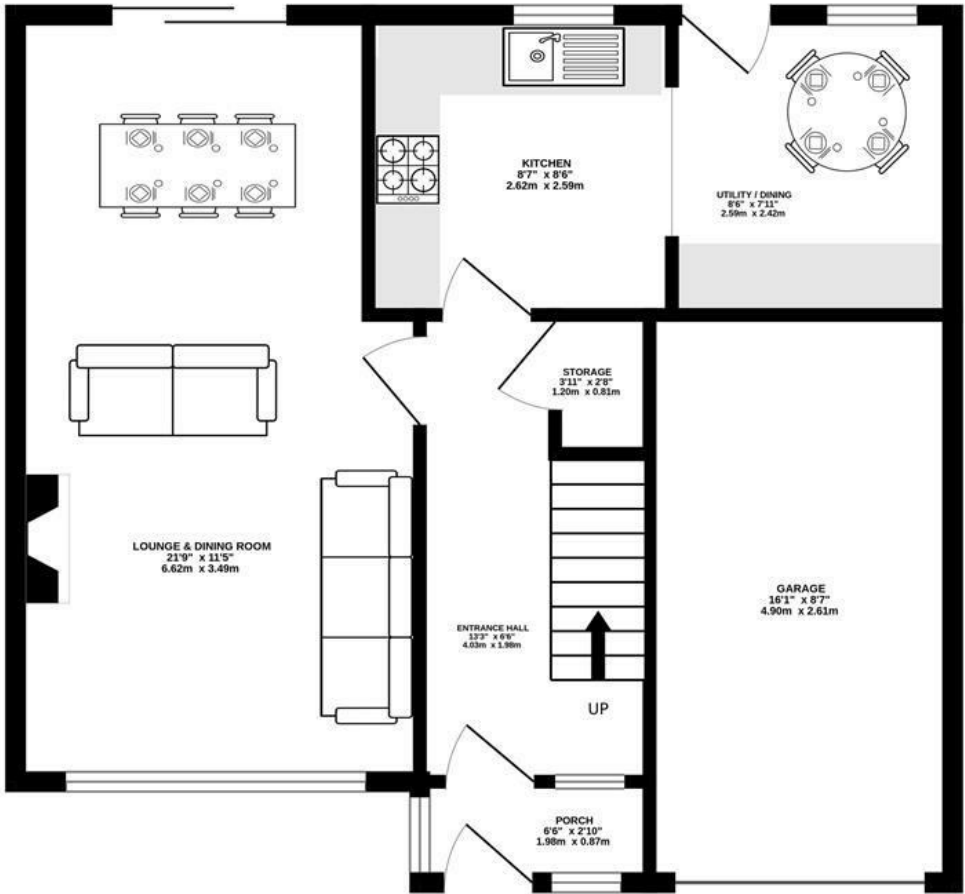




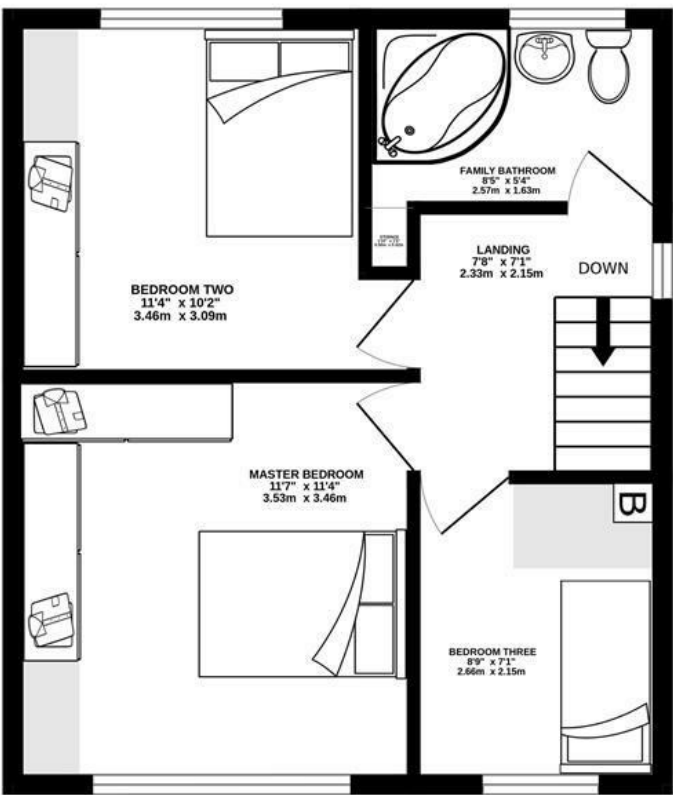


BEN ROSE

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
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	

