



Elswick Road, Leyland

£189,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home situated in a popular residential area of Leyland, offering an excellent opportunity for families seeking spacious and practical living accommodation. The property has been thoughtfully maintained and benefits from a range of recent improvements, including new windows and doors throughout, a modern family bathroom, and an EV charger. Leyland continues to be a highly desirable location thanks to its excellent range of local amenities, including supermarkets, schools, parks, leisure facilities and independent shops. The property also benefits from convenient access to Leyland town centre, regular bus routes and Leyland railway station, providing direct connections to Preston, Manchester and beyond. For commuters, the nearby M6, M61 and M65 motorway networks offer excellent links across the North West.

Stepping into the home, you are welcomed by an entrance hall that provides access to the first-floor accommodation and leads through to the main living spaces. The well-equipped kitchen offers ample worktop space and the added benefit of additional storage, making it ideal for everyday family life. Continuing through, the spacious open-plan lounge and dining room creates a bright and inviting setting for both relaxing and entertaining. The dining area comfortably accommodates a family dining table, whilst the lounge enjoys plenty of natural light from the large window and is centred around an attractive fireplace, creating a warm and homely atmosphere.

Moving upstairs, the landing provides access to three well-proportioned bedrooms. The generous principal bedroom benefits from multiple built-in wardrobes, offering excellent storage solutions, whilst the third bedroom provides flexibility for use as a children's bedroom, nursery or home office. Serving the first floor is the recently renovated three-piece family bathroom, finished in a contemporary style and fitted with modern fixtures and fittings. The property also benefits from a fully boarded loft with electricity, providing valuable additional storage space and potential for a variety of practical uses.

Externally, the property boasts a driveway providing off-road parking for multiple vehicles, which leads directly to the garage. The garage itself benefits from a recently replaced roof, adding further peace of mind for prospective buyers. A neatly maintained front lawn with attractive flower beds enhances the property's kerb appeal, while the EV charger adds further practicality. To the rear, the enclosed garden offers a pleasant outdoor space featuring a lawn, seating area for outdoor furniture and secure surrounding fencing, making it ideal for children, pets and outdoor entertaining. Combining modern improvements, versatile living space and a convenient family-friendly location, this charming home is ready for its next owners to move straight in and enjoy.









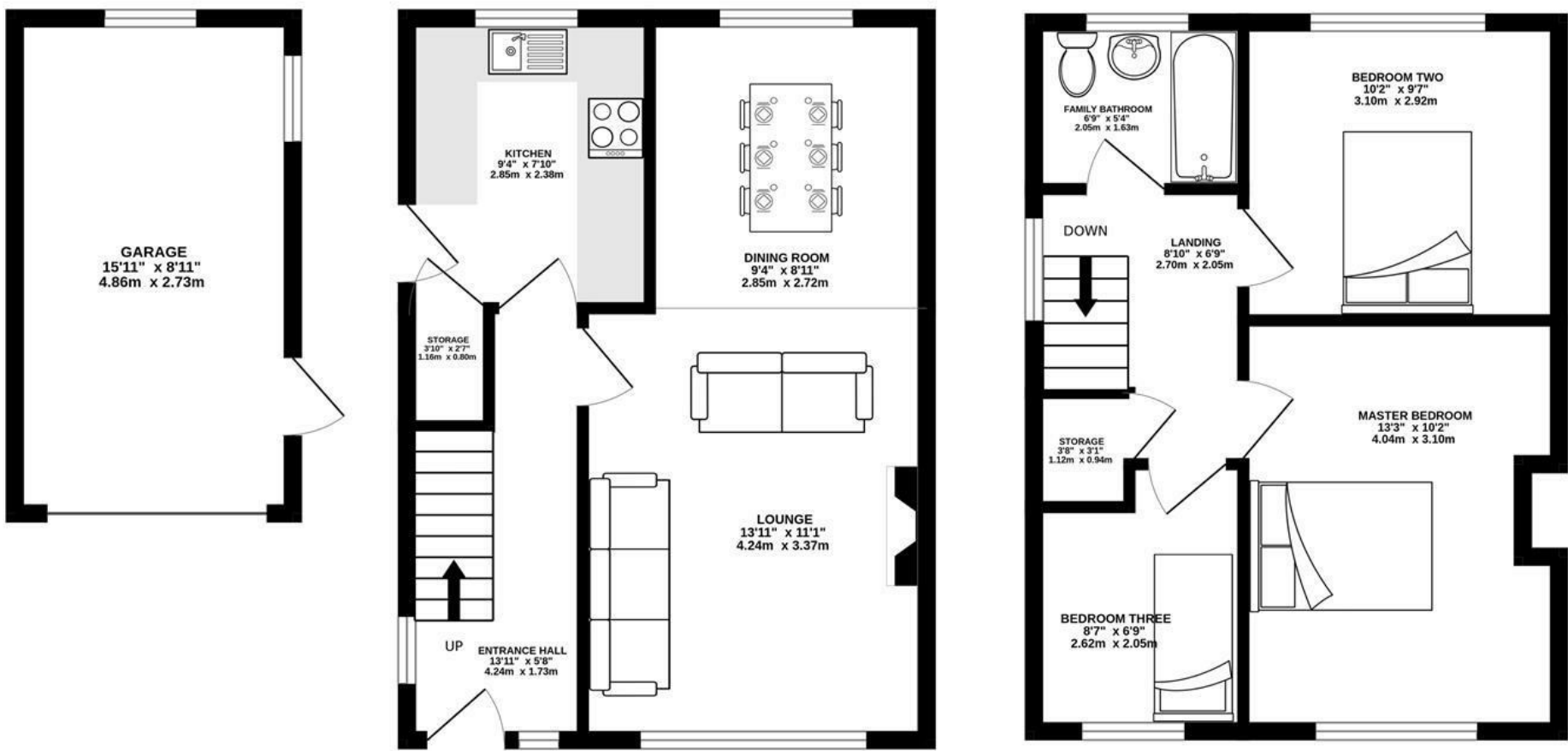




BEN ROSE

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

