



## Briarwood Close, Leyland

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, situated in a much sought-after residential area of Leyland. Offered with no onward chain, the property would make an ideal family home, providing comfortable living space throughout. The home is ideally located just a few minutes' walk from Leyland town centre, with its excellent local schools, shops, and amenities. It also benefits from fantastic travel links via local bus and train routes, as well as easy access to the nearby M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you are led into the spacious lounge, which features a large window overlooking the front aspect and an open staircase leading to the upper level. From here, you enter the modern kitchen, which offers ample storage, an integrated fridge, oven and hob, and additional space for freestanding appliances. A single door leads through to the bright and airy conservatory at the rear, which provides versatile additional living space and features sliding patio doors opening out to the garden.

To the first floor, you will find three well-proportioned bedrooms, with bedrooms two and three benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized south-facing garden, featuring a low-maintenance loose stone patio and a convenient storage shed, creating an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





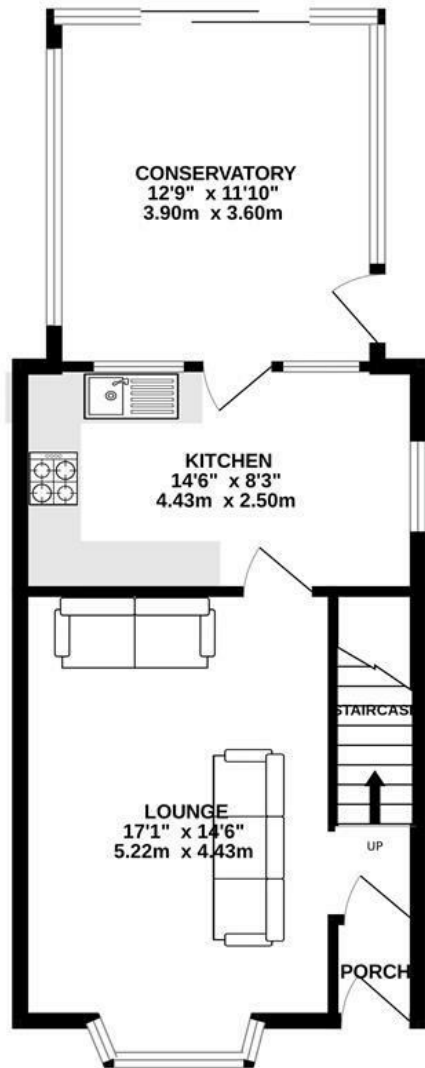




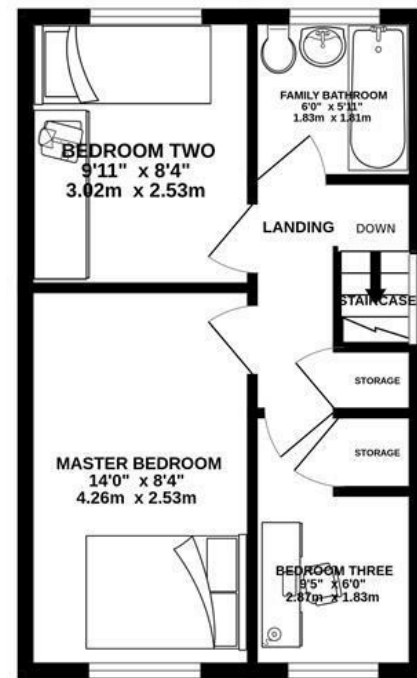




GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

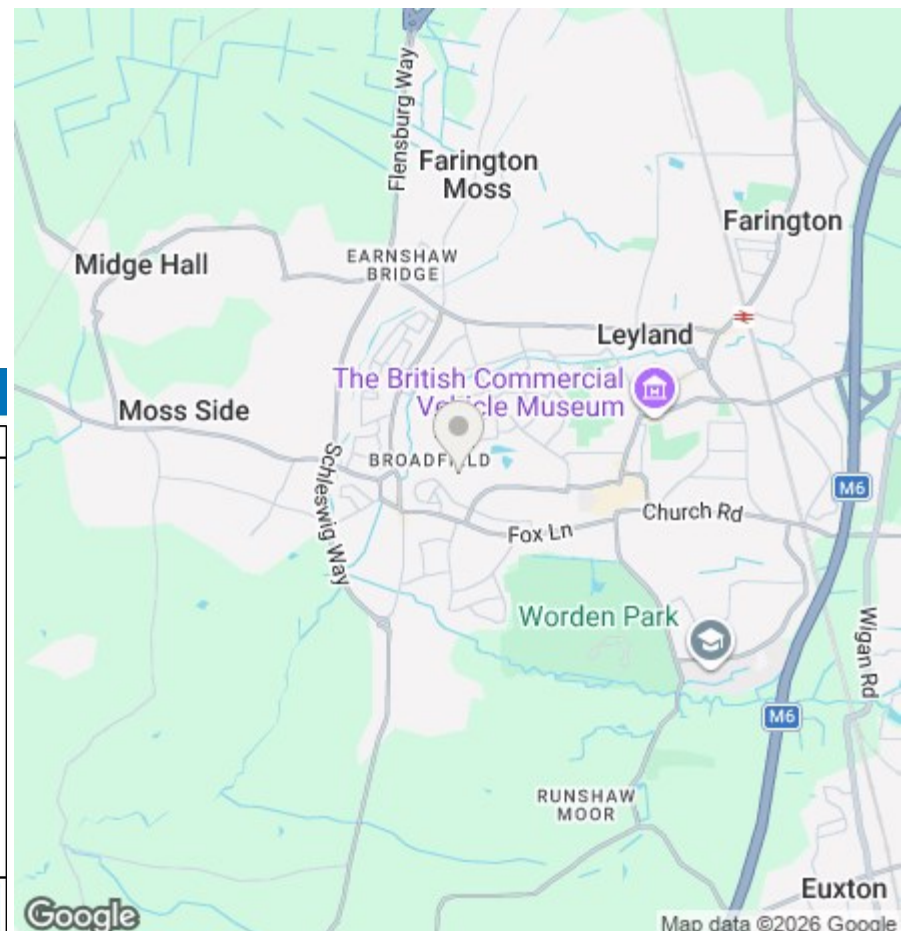


TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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