BEN ROSE



The Pines, Leyland

£1,650 PCM

Ben Rose Estate Agents are pleased to present to market this impressive detached family home, available to let and situated within a quiet cul-de-sac in the popular town of Leyland. Offering generous living accommodation, four well-proportioned bedrooms and a versatile layout, this property is ideally suited to families seeking a comfortable and well-connected home. Leyland offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside a selection of well-regarded schools catering to different age groups. For commuters, Leyland railway station provides links towards Preston, Manchester and beyond, while the nearby M6, M61 and M65 motorways offer convenient road connections across Lancashire and towards Greater Manchester. The surrounding area also provides access to nearby towns such as Chorley and Preston, with a variety of shopping, dining and recreational attractions within easy reach.

Upon entering the property, you are welcomed by a spacious entrance hall, which provides access to the first floor stairs and leads through to the modern lounge. This inviting reception room benefits from a feature fireplace and a large front-facing window, allowing plenty of natural light to fill the space and creating a comfortable setting for relaxing with family. Continuing through the home, the kitchen diner offers a practical and sociable space, with contemporary fitted cabinetry, sleek worktops and an integrated dishwasher, alongside ample room for a family dining table. The adjoining utility room provides additional functionality, featuring a washing machine and dryer appliances, helping to keep everyday household tasks neatly tucked away. From here, access is provided to the integral garage, while a separate snug offers a versatile additional reception space that could be used as a cosy retreat, children's playroom or quiet area for working from home.

Moving upstairs, the landing provides access to four bedrooms, comprising three comfortable double rooms and a further single bedroom, making the layout well suited to growing families or those requiring additional space for guests or a home office. The master bedroom is particularly appealing, benefiting from built-in wardrobes and its own en-suite shower room with the shower itself being newly fitted, offering a convenient degree of privacy. The remaining bedrooms provide flexibility for a variety of needs, whether used for children, visitors or hobbies. Completing the first floor is a well-presented three-piece family bathroom, finished to a good standard and serving the remaining bedrooms.

Externally, the property occupies a desirable position within a quiet cul-de-sac and benefits from a double driveway, providing off-road parking for two vehicles and leading to the integral garage. To the side of the driveway, slate chippings and several mature bushes add an attractive touch to the frontage. To the rear, the garden offers a pleasant balance of paved and lawned areas, with the paved section providing an ideal spot for outdoor furniture and summer dining, while the good-sized lawn offers plenty of room for children to play. The garden is enclosed by bordering fencing, creating a defined outdoor space for the family to enjoy. Combining spacious interiors, four bedrooms, versatile reception areas and convenient transport links, this attractive detached home presents an excellent opportunity for families seeking a property to let in Leyland.




Bless
The family begins with
Love
between us
Amen





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Bless
Love
Amen




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and the Love
between
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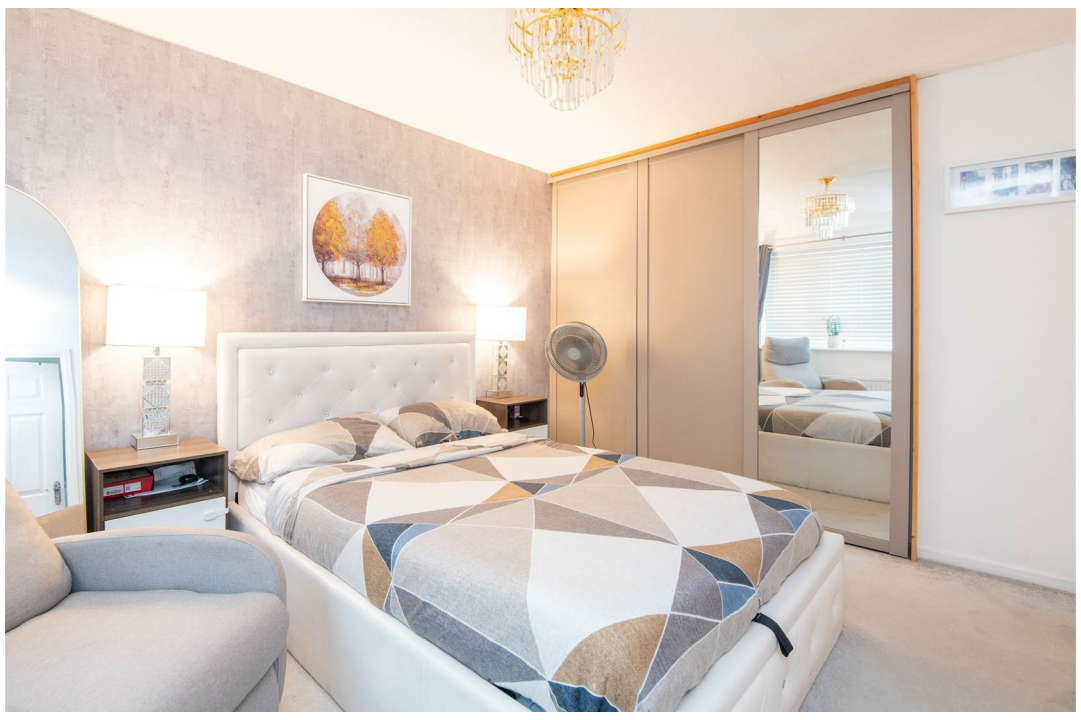

AESTHETIC


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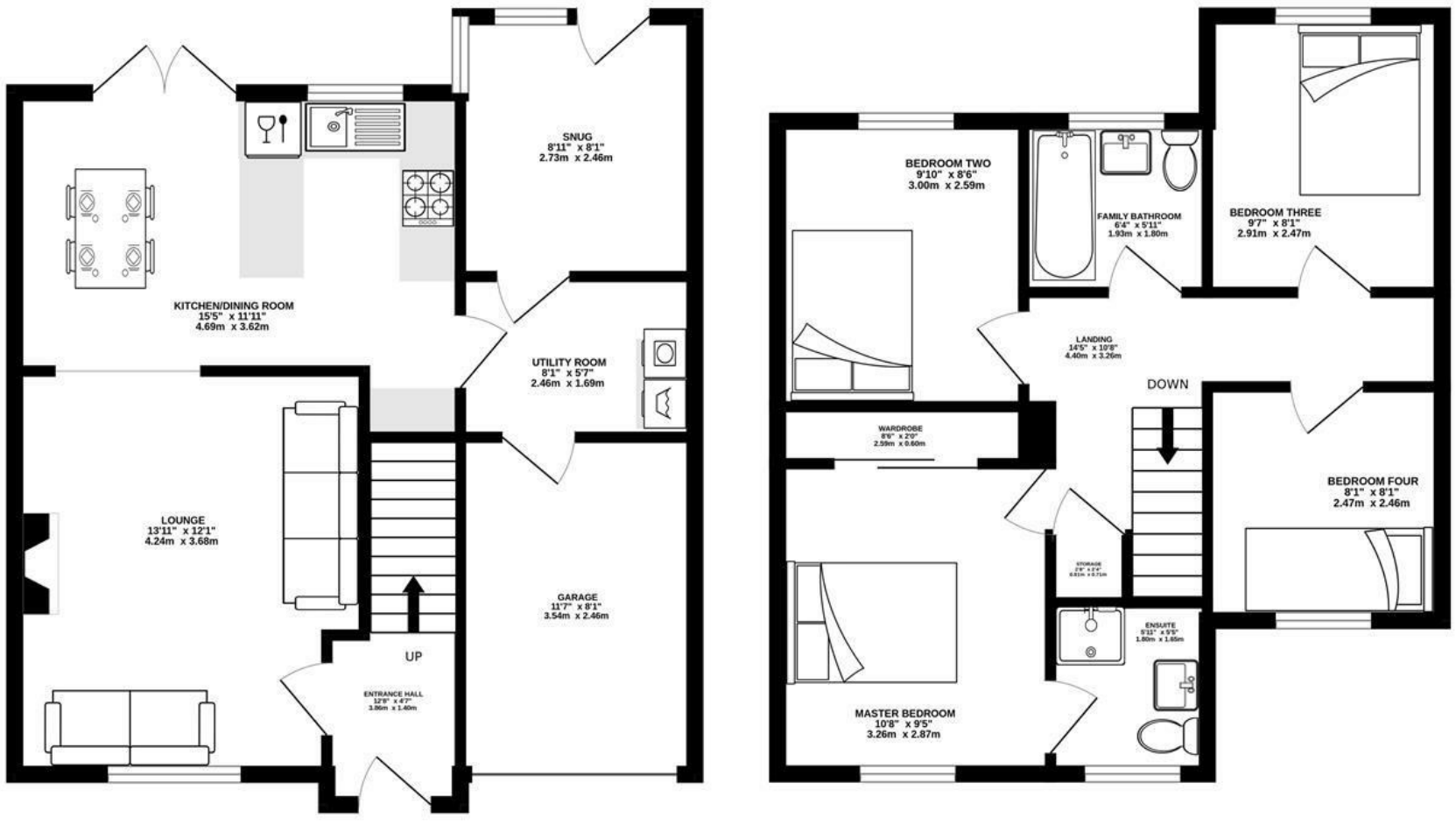




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GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

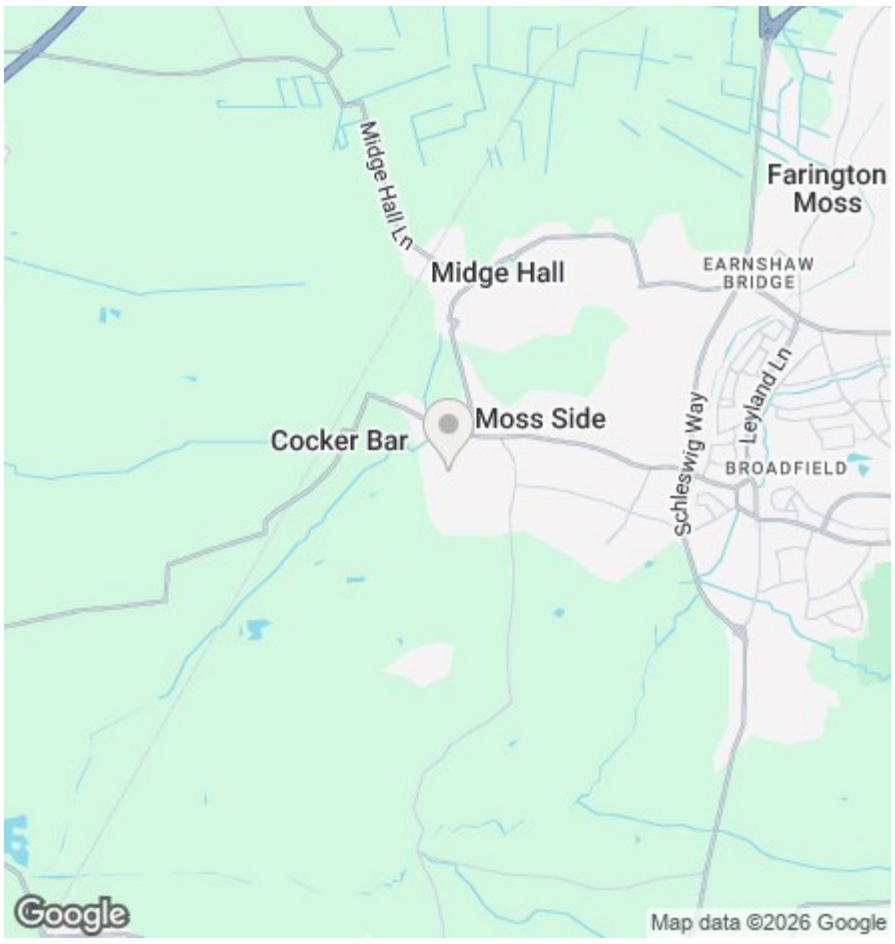
1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.

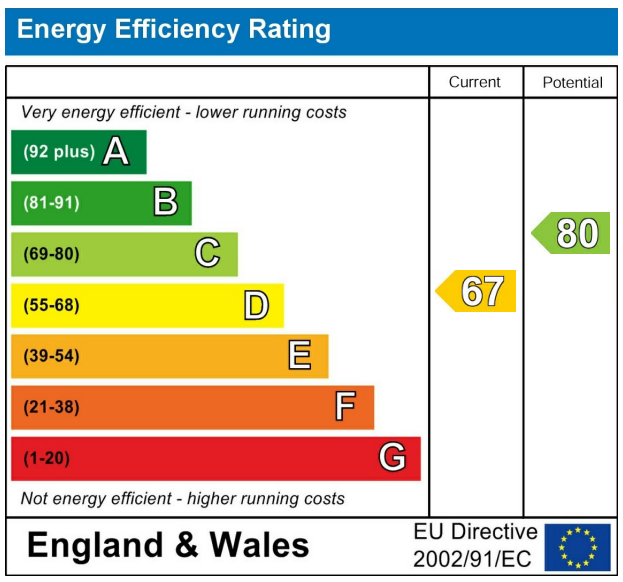


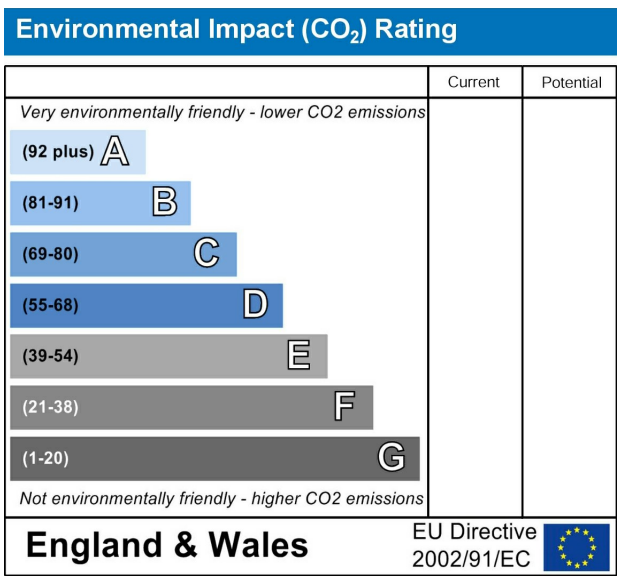
TOTAL FLOOR AREA : 1074 sq.ft. (99.7 sq.m.) approx.

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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