



## Marshalls Brow, Leyland

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, offering spacious and versatile accommodation throughout with a modern finish that is perfectly suited to contemporary family living. With well-proportioned rooms, flexible reception space and thoughtfully designed interiors, this home provides an excellent balance of comfort and practicality, ideal for growing families seeking a property they can settle into long term. Located in the popular town of Leyland, the property benefits from a wealth of nearby amenities including supermarkets, well-regarded schools, parks, leisure facilities and local eateries, all within easy reach. The area is exceptionally well connected, with regular bus services, convenient rail links from Leyland railway station and excellent access to the M6 motorway and M65 motorway, providing straightforward routes to nearby towns and cities such as Preston, Chorley and Manchester. With local green spaces and family-friendly attractions close by, the location offers a fantastic lifestyle opportunity.

Stepping through the front door, you are welcomed by a bright entrance hallway which provides access to the first-floor staircase, a convenient ground floor WC and the main living areas. The spacious lounge enjoys a warm and homely atmosphere, offering plenty of space for relaxing and entertaining while creating a cosy heart to the home. Flowing seamlessly from here is the modern kitchen, fitted with contemporary units and incorporating a dedicated dining area, making it ideal for family mealtimes and social occasions alike. To the rear, the orangery provides a wonderful additional living space filled with natural light, enhancing the overall versatility of the ground floor and offering the perfect setting for a playroom, second sitting area or stylish entertaining space.

Upstairs, the landing leads to three generously sized double bedrooms, each thoughtfully proportioned to provide comfortable accommodation for family members or guests. The main bedroom benefits from its own en suite shower room and additional storage, creating a private retreat within the home. The remaining bedrooms are served by a modern family bathroom, finished to a contemporary standard and designed with both style and functionality in mind.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles, alongside a paved walkway and attractive raised flower beds that give a welcoming first impression. To the rear, the enclosed garden has been designed for ease of maintenance and year-round enjoyment, featuring mature flower beds, an astroturfed area, a paved seating space ideal for outdoor furniture, a useful storage shed and access to a partially converted garage that offers excellent potential for a workshop, home gym or hobby space. Overall, this is a superb detached family home combining generous living space, flexible interiors and an excellent location, making it a fantastic opportunity for buyers seeking both comfort and convenience in a well-established community.







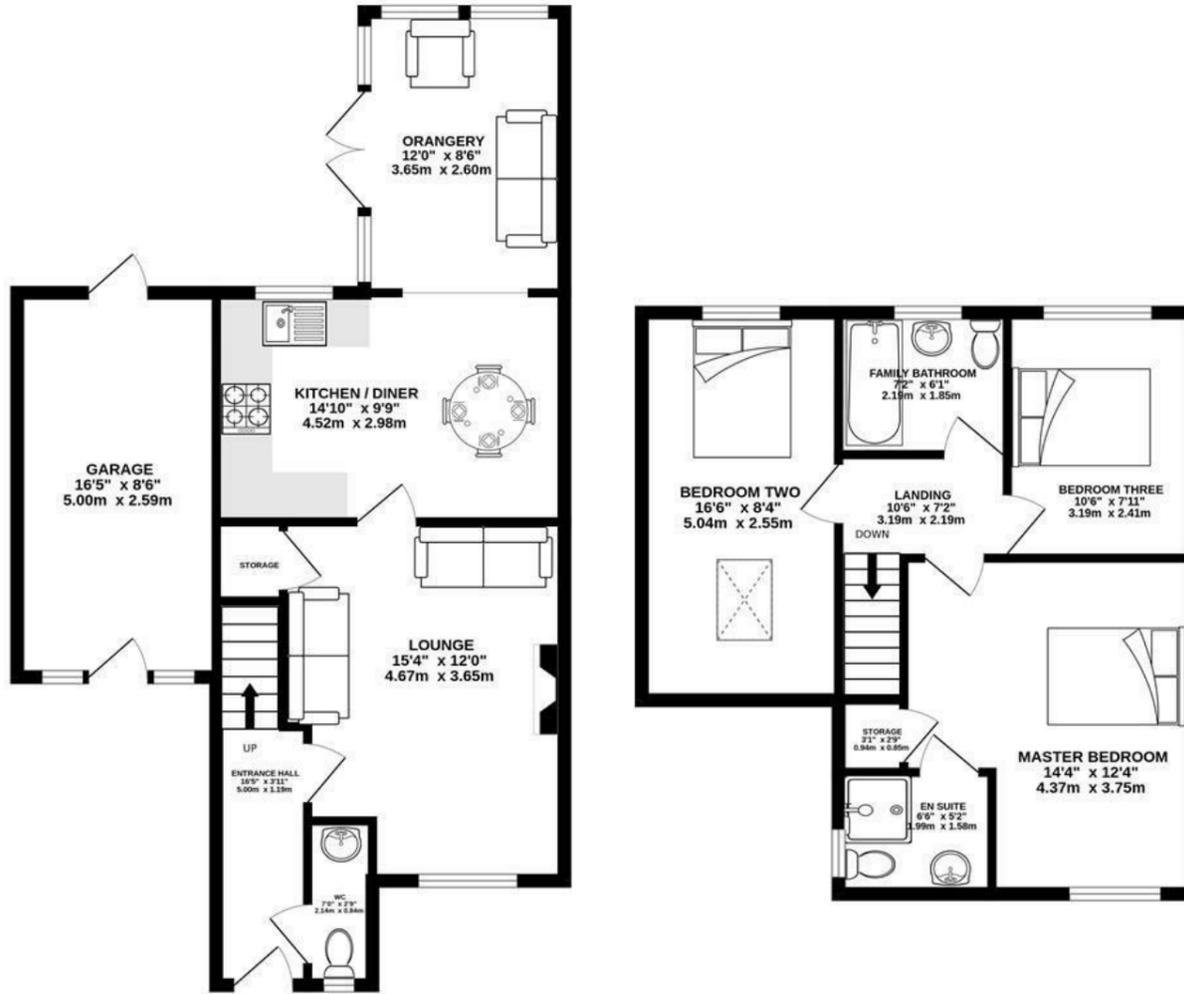






GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.

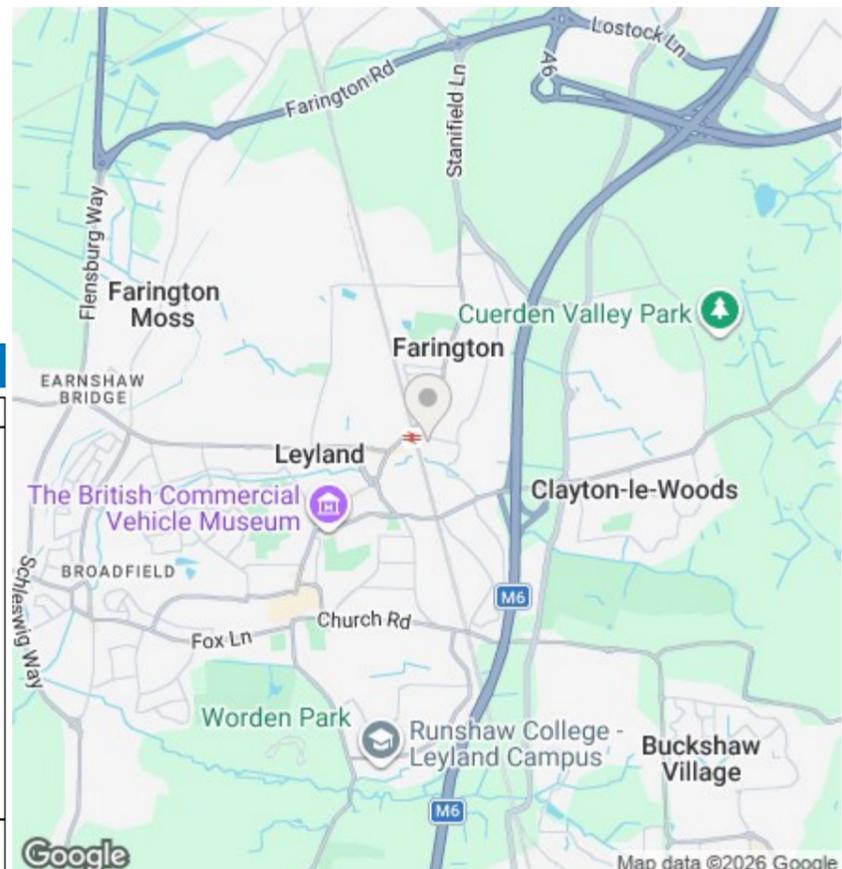


TOTAL FLOOR AREA : 1151 sq.ft. (107.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>76</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	