



Egerton Road, Leyland

Offers Over £130,000

Ben Rose Estate Agents are pleased to present to market this two-bedroom end-terrace home, perfectly situated in a quiet and desirable neighbourhood just a short stroll from Leyland town centre. Ideal for small families or first-time buyers, the location offers easy access to a range of local amenities, including shops, well-regarded schools, and restaurants, while excellent transport connections are close at hand. The nearby M6 and M65 motorways provide convenient links to Preston, Chorley, and surrounding towns, and Leyland train station, along with frequent bus routes, ensures superb connectivity for those relying on public transport.

Stepping into the property, you will find yourself in the entrance hall where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a large front-facing window overlooking the front aspect and filling the room with natural light. From here, you will enter the kitchen/diner, which spans the full width of the home. This room provides ample space for freestanding appliances and a family dining table, along with convenient access to the under-stairs storage. A single door here leads out to the garden.

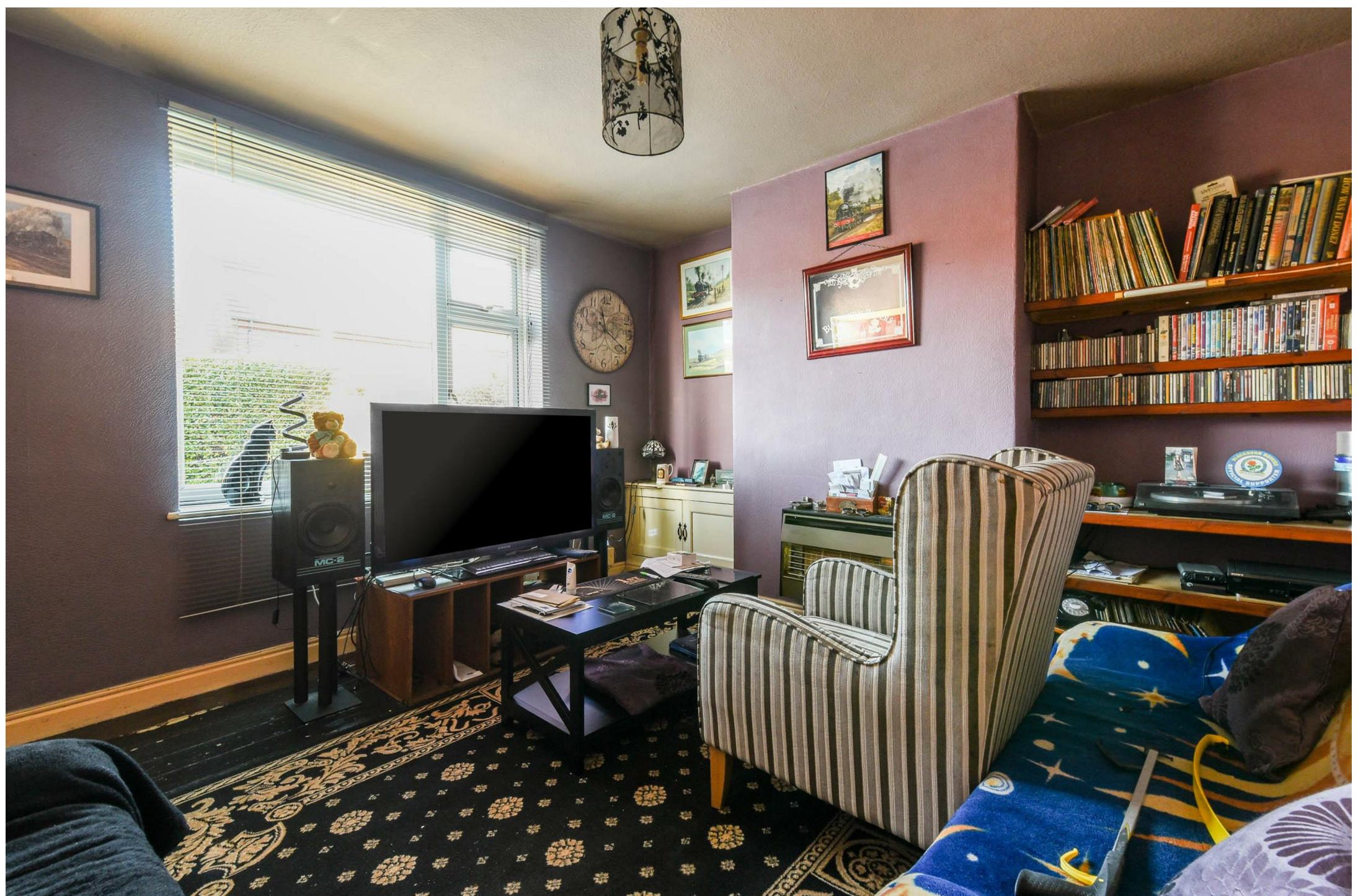
Moving upstairs, you will find two well-proportioned bedrooms and a three-piece family bathroom with an over-the-bath shower.

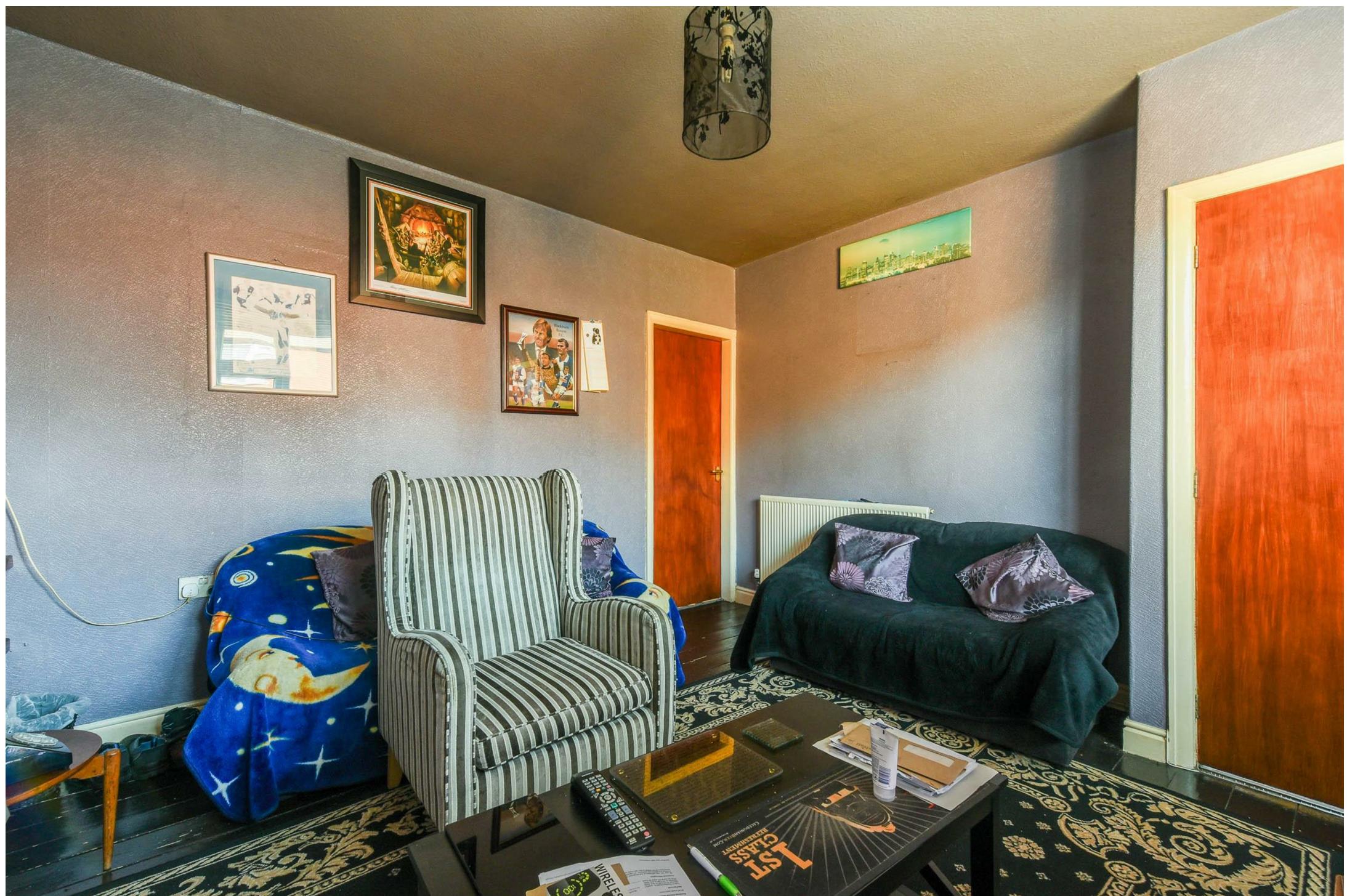
Externally, there is plenty of on-street parking at the front. To the rear is a generously sized garden featuring a lawn and stone patio, along with a practical storage shed that forms part of the main house and is accessed externally.

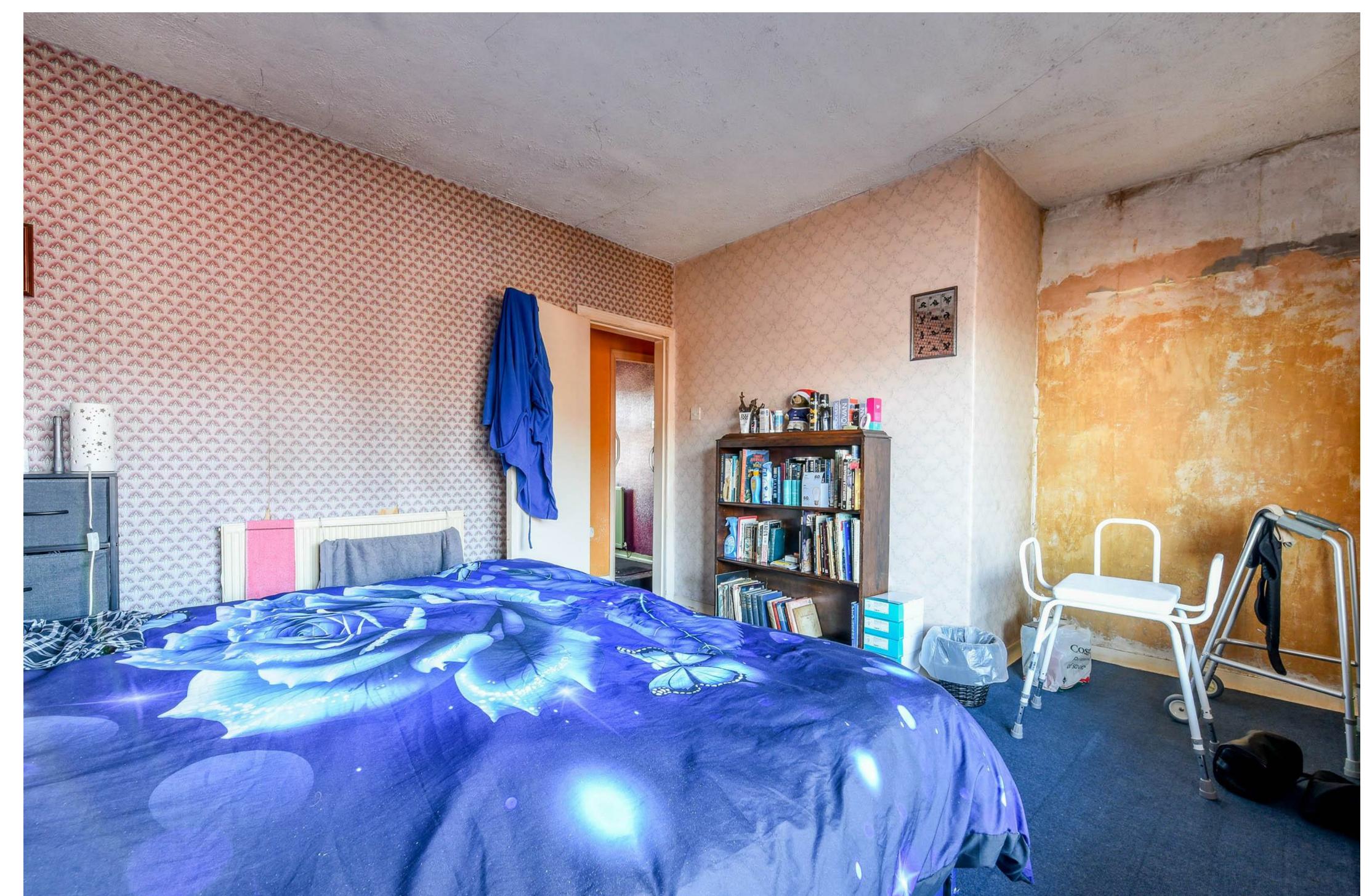
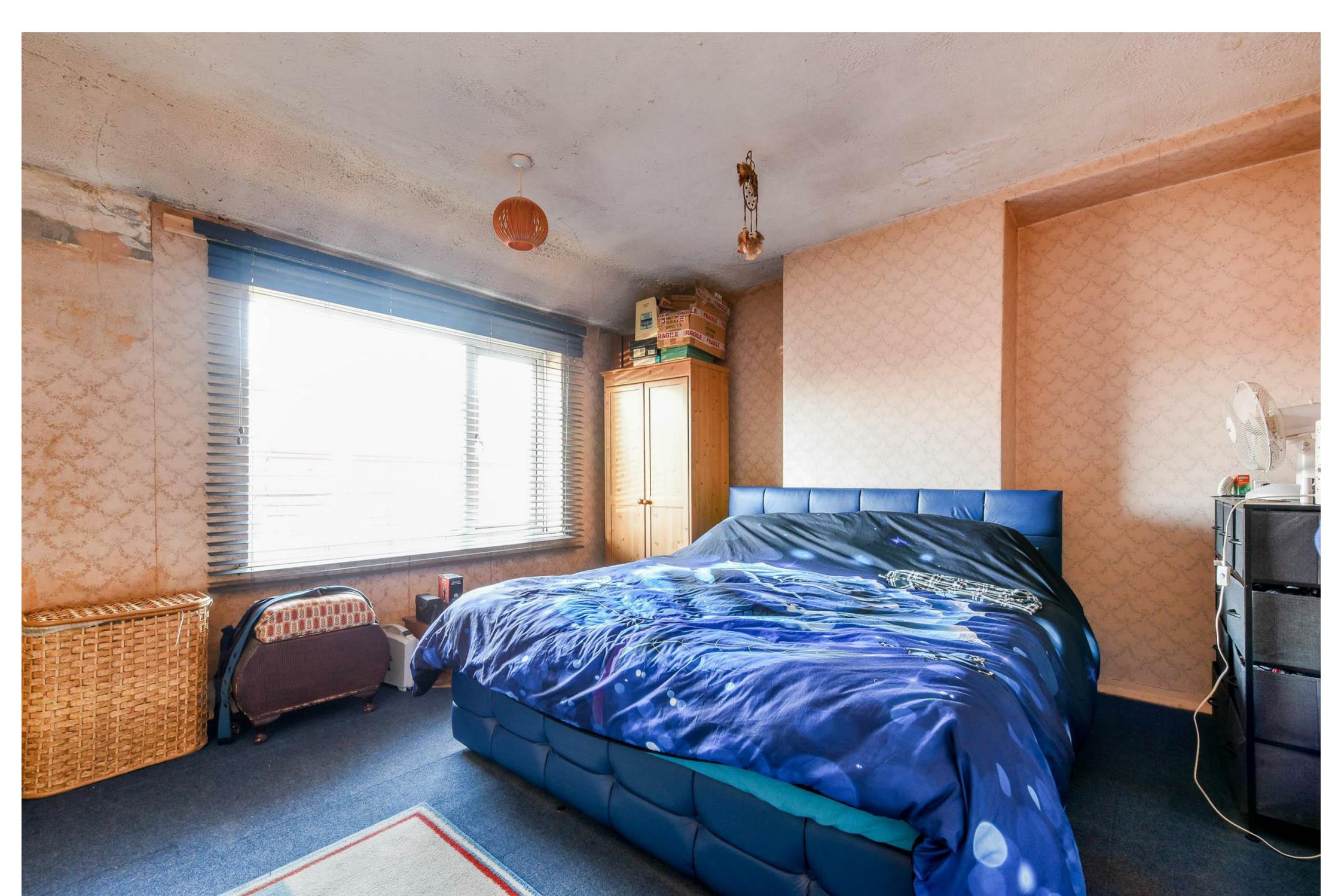
Early viewing is highly recommended to avoid potential disappointment.

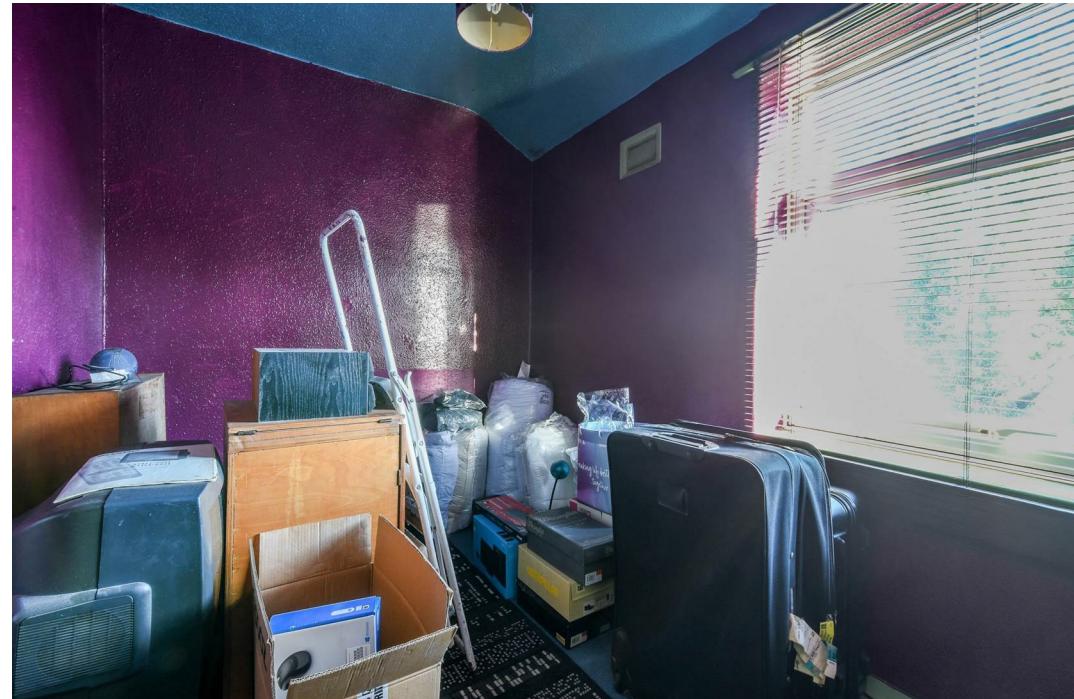






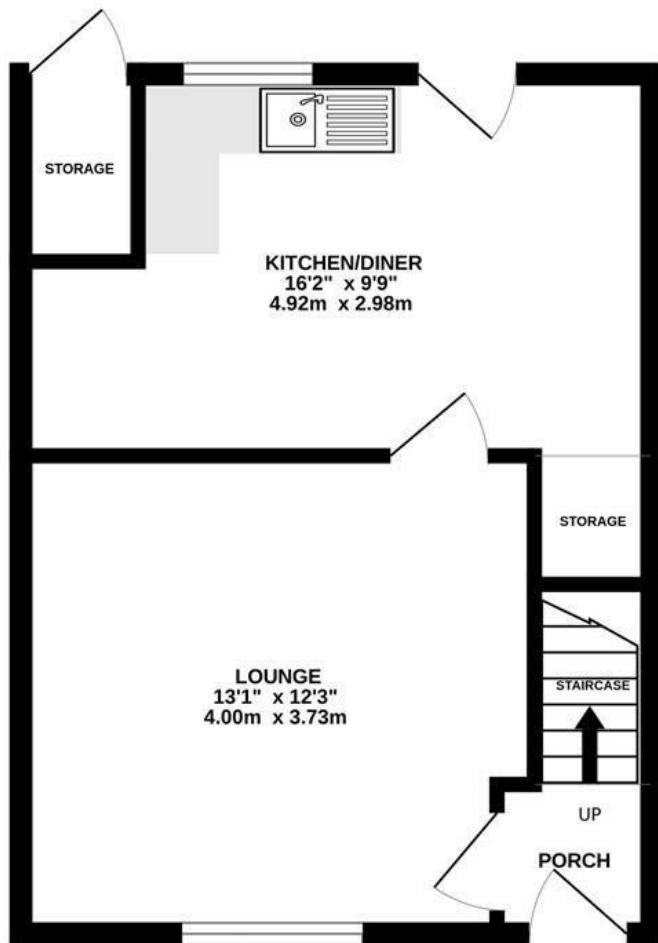




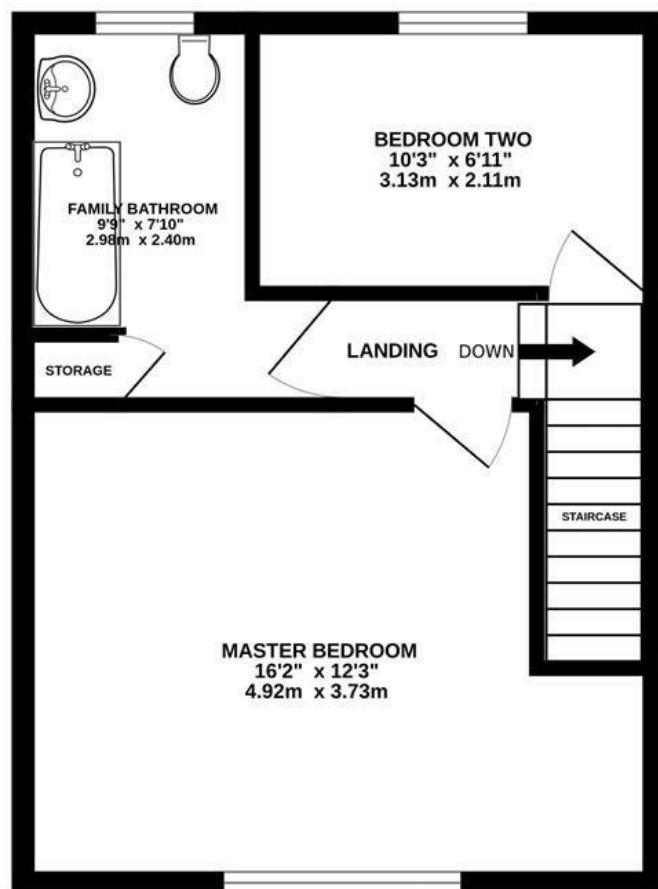


BEN ROSE

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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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		
(55-68) D		
(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	

