



## Broadway, Leyland

**£300,000**

Ben Rose Estate Agents are pleased to present to market this charming 1930s three-bedroom semi-detached home, nestled on a quiet, tree-lined residential street in a sought-after area of Leyland. Perfect for families, the home is offered with no onward chain and retains many of its original features and character, providing comfortable and versatile living space throughout. The property is ideally situated within walking distance of Leyland town centre, along with its superb local schools, supermarkets, and amenities, and benefits from excellent travel links via nearby motorways and rail connections. The home also falls within the highly regarded Balshaw's High School catchment area. This charming property further benefits from a single-storey rear extension and approved planning permission for a two-storey side extension, offering exciting potential for future expansion.

The home has been recently refurbished throughout, including beautiful neutral decoration, new carpets and underlay, and refreshed interior woodwork. The internal doors and banister rail retain their original waxed antique pine finish, preserving a touch of period charm.

Stepping into the property through the charming Accrington brick storm porch, you will find yourself in the welcoming entrance hallway, where the staircase leads to the upper level. To the right is the front lounge, a cosy and elegant space featuring a Victorian-style reproduction cast iron fireplace with a functional gas fire insert and a bay window overlooking the front aspect. Continuing through, you enter the open-plan dining and family room, which includes a large open fireplace area, ideal for reinstating a wood burner if desired. The dining area opens via double patio doors onto the private rear garden, making it perfect for alfresco dining or relaxing.

Back through the hallway, you will find the modern kitchen, which offers ample storage, a charming Belfast sink, solid wood flooring, and integrated appliances including a dishwasher, washing machine, and tumble dryer. A handy downstairs WC completes the ground floor.

Moving upstairs, you will find three well-proportioned bedrooms, two of which benefit from built-in wardrobes with the master bedroom featuring an original cast iron fireplace. The rear bedroom also has gas piping in place for a potential future gas fire. The family bathroom features a stunning original cast iron bath with an electric overhead shower powered by a remote heat exchanger pack, ensuring continued functionality during boiler issues.

Externally, the front of the property is beautifully maintained, featuring a striking mature magnolia tree and a traditional brick boundary wall. A private driveway provides off-road parking and leads to a large detached garage with a newly installed roof and separate power supply. To the rear is a generously sized garden with a well-maintained lawn and decked patio area, ideal for entertaining. The garden also includes an external home office/studio, fully wired with Cat 5 cabling, heating, and alarm system, making it ideal for working from home or creative hobbies.

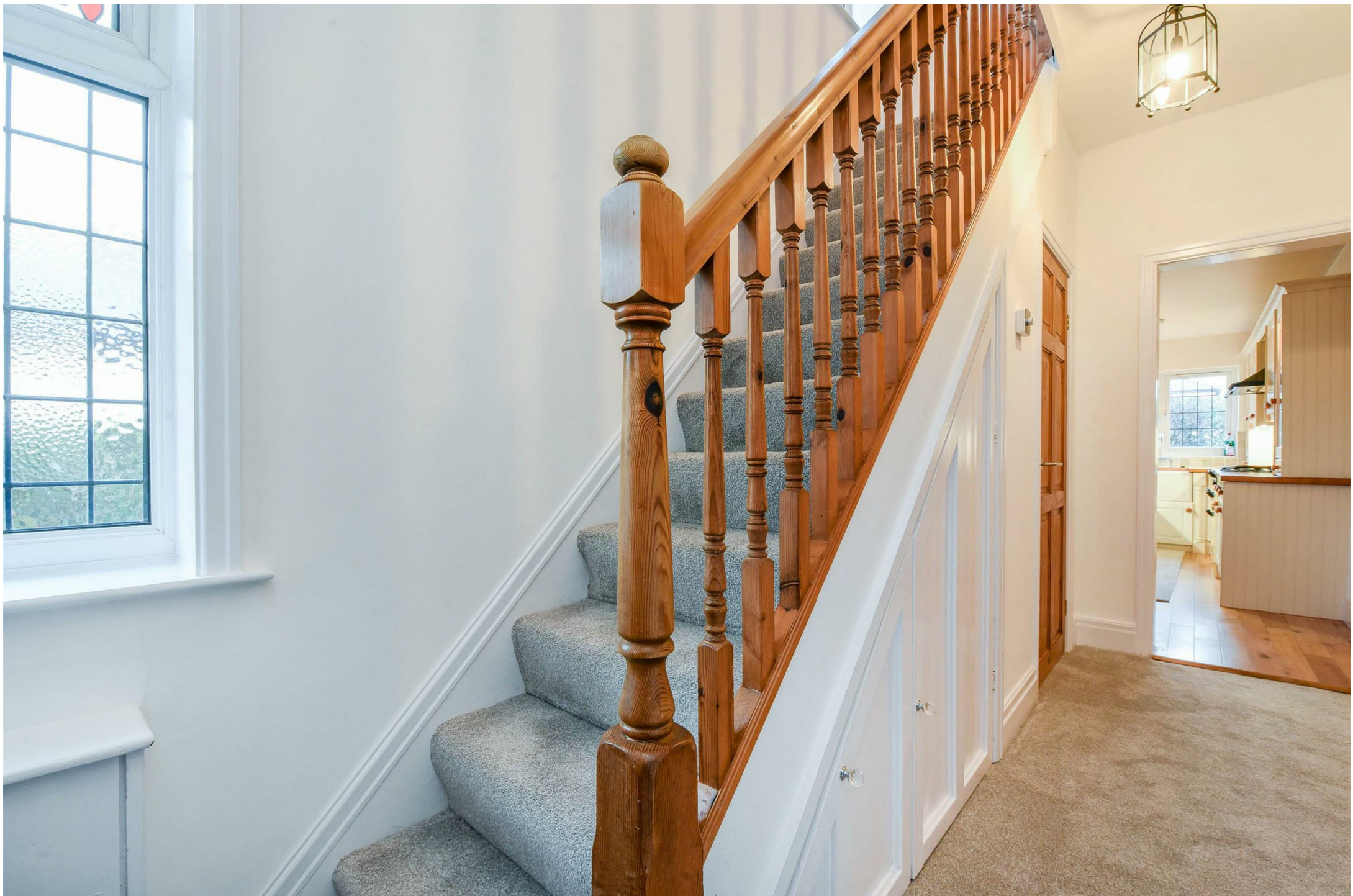
Additional highlights of the home include double and triple glazing with real stained-glass inserts, cavity wall insulation, and a fully boarded loft. Broadband is available via Virgin Media cable or BT, and the property benefits from concealed wiring throughout for a sleek finish. There are separate electrical distribution boards for the garage and garden studio, along with a full alarm system that includes motion sensors in the outbuilding.

This attractive period home offers an ideal combination of historic charm, modern comfort, and future development potential. Early viewing is highly recommended to avoid potential disappointment.





















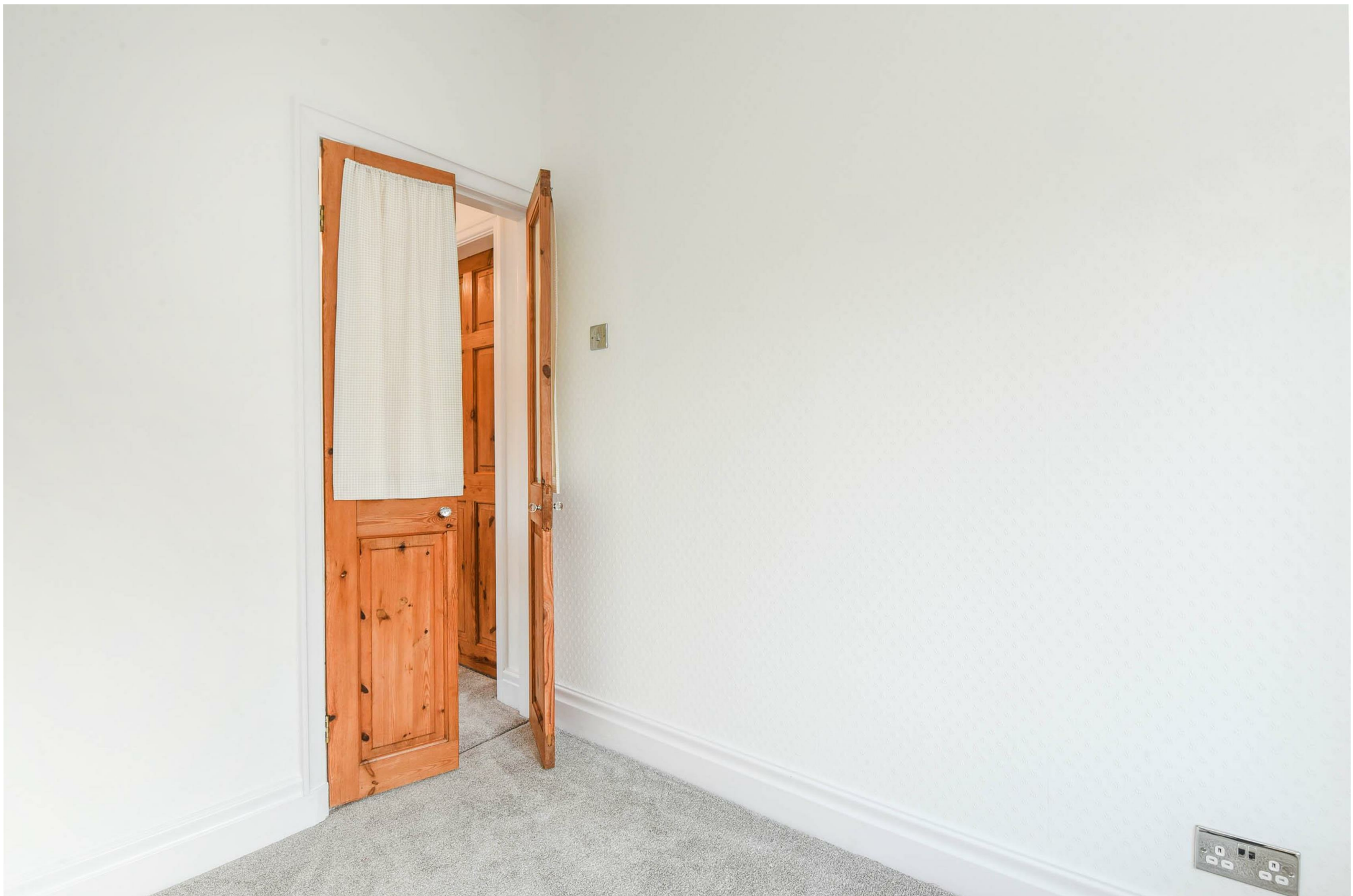






















# BEN ROSE



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

