



## Lily Court, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this attractive and well-maintained mid-terrace home, offering modern living accommodation ideally suited to families and couples. Located in a sought-after area of Leyland, Lancashire, the property enjoys a convenient position close to Leyland town centre, providing easy access to a wide range of local shops, bars, restaurants, pubs and well-regarded schools. Excellent transport links are within easy reach, including Leyland railway station with direct services to Preston, Manchester and Liverpool, alongside reliable bus routes to Leyland, Preston and Chorley. The M6, M61 and M65 motorways are also nearby, making this an ideal location for commuters.

Entering the property, you are welcomed into a vestibule that leads through to a useful ground floor WC. The spacious lounge offers a comfortable and inviting setting, perfect for everyday living or entertaining guests. To the rear sits the kitchen/dining room, fitted with a modern range of units and quality integrated appliances including a built-in fridge/freezer and double oven. There is ample space for dining, while French doors open out to the garden, allowing plenty of natural light to fill the room.

The first floor offers a well-balanced layout, led by the generous master bedroom complete with a contemporary ensuite shower room. Bedroom two is a further double room, while bedroom three provides flexibility as a single bedroom or home office. A modern three-piece family bathroom completes the accommodation.

Externally, the property benefits from designated parking for two cars, along with an electric vehicle charging point and two roof-mounted solar panels. To the rear is a pleasant garden featuring a paved patio, lawn and garden shed, creating an ideal outdoor space. This well-appointed home combines comfort, efficiency and location, making it an excellent opportunity.





















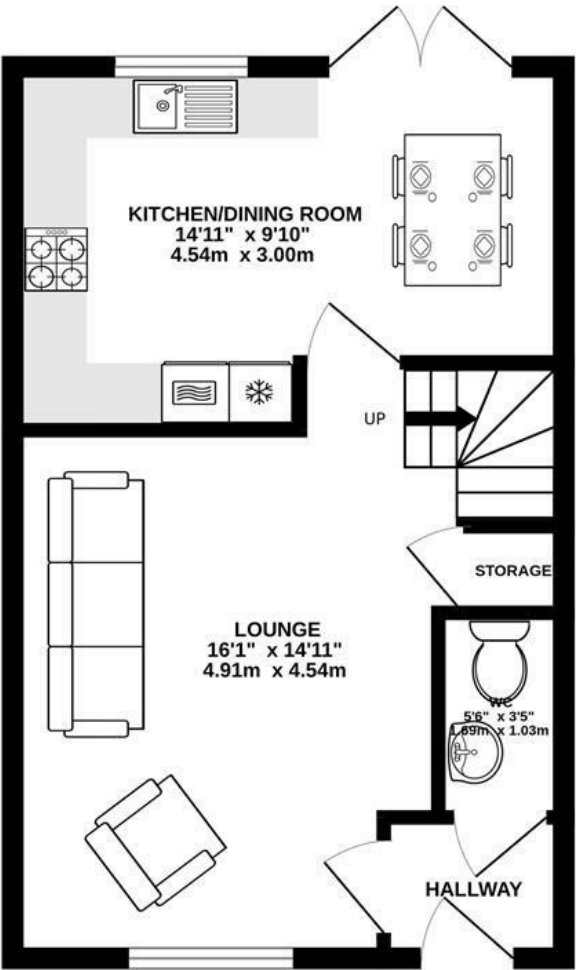




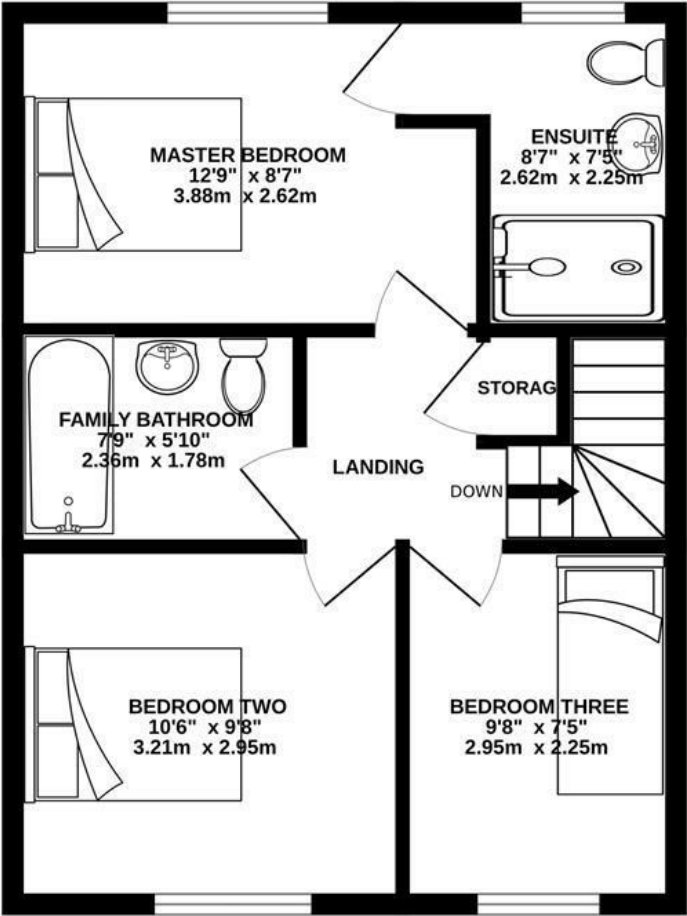


# BEN ROSE

GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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 <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	

