



Earnshaw Drive, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom semi-detached home, situated on a popular residential street in the heart of Leyland. Presented with no onward chain, this charming property is ideally suited to first-time buyers or families, offering versatile living spaces in a highly convenient location. Within walking distance of Leyland town centre, residents can enjoy a superb selection of local schools, supermarkets, and amenities. For commuters, the home is exceptionally well-connected, with Leyland train station only a short drive away, regular local bus services, and easy access to both the M6 and M61 motorways.

Stepping into the property, you are welcomed by the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, which features a charming corner log burner and a beautiful bay window overlooking the front aspect. Moving through, the central dining room offers ample space for a family dining table and provides access to the kitchen, family bathroom, and convenient understairs storage. The modern kitchen is generously sized and fitted with an integrated oven and hob, alongside plenty of space for freestanding appliances. A single door here opens out to the rear garden. Completing the ground floor is the three-piece family bathroom, complete with an over-the-bath shower.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefitting from its own en-suite WC.

Externally, the property enjoys a low-maintenance garden to the front, with a private driveway providing off-road parking for one vehicle. To the rear, you'll find a delightful, sunny-aspect garden featuring a flagged patio, a well-kept lawn, and a spacious wooden outhouse complete with power and lighting – suitable for a variety of uses.







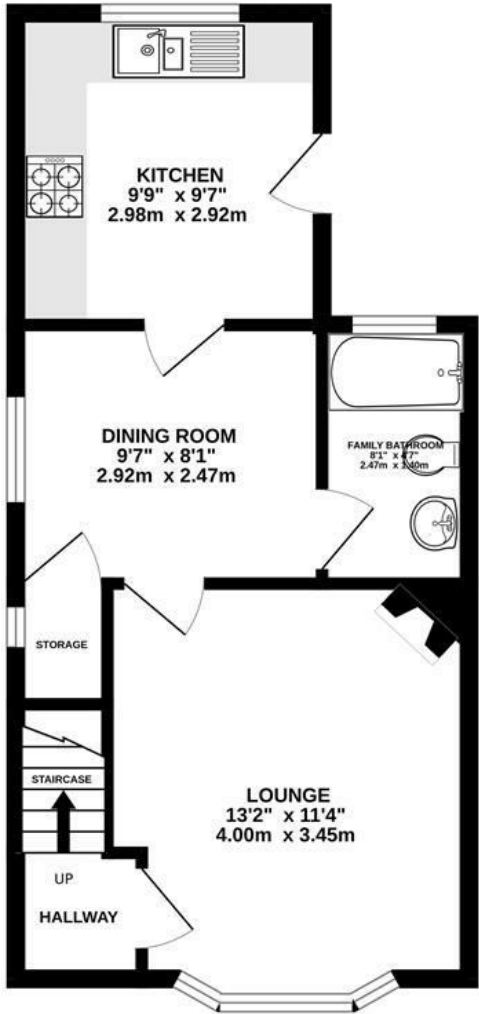




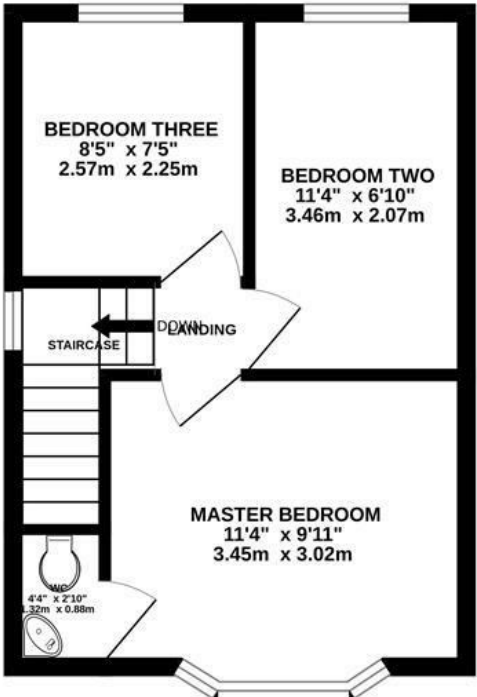


BEN ROSE

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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		
	68	75
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	

