



## Hunters Road, Leyland

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached home, situated in a sought-after residential area of Leyland. Ideal for growing families, this attractive property offers spacious and well-maintained accommodation throughout, complemented by generous gardens, a detached garage and a practical layout that is perfectly suited to modern family living. Conveniently positioned, the home enjoys easy access to a wide range of everyday amenities, including supermarkets, shops, schools, cafés and leisure facilities. Excellent transport links are also close by, with Leyland Train Station providing direct rail connections to Preston, Manchester and beyond, whilst the nearby M6, M61 and M65 motorways make commuting to Preston, Chorley, Blackburn and surrounding towns exceptionally convenient.

Stepping into the property, you are welcomed by a bright and airy reception hall featuring stylish laminate flooring and the staircase leading to the first floor. A large opening leads seamlessly into the spacious front lounge, where a large window fills the room with natural light whilst overlooking the front garden. The lounge also benefits from useful built-in under stairs storage and flows effortlessly through a further large opening into the dining room, creating an excellent space for both everyday family life and entertaining. The dining room enjoys pleasant views over the rear garden through a large window and provides access into the modern fitted kitchen. The kitchen is well-equipped with a range of integrated appliances, attractive parquet-effect laminate flooring and an external door leading directly onto the flagged patio and rear garden.

To the first floor, the property offers three well-proportioned bedrooms, all designed to suit a variety of family needs. The generous principal bedroom overlooks the front garden through a large window, while the second bedroom enjoys views across the rear garden. Bedroom three also overlooks the front of the property and benefits from integrated storage, making it ideal as a child's bedroom, nursery or home office. Completing the accommodation is a well-appointed three-piece family bathroom.

Externally, the property continues to impress with a driveway providing off-road parking for one vehicle, which extends through secure gates down the side of the home to a detached garage, offering additional parking or excellent storage. A well-maintained lawned front garden enhances the property's kerb appeal, whilst to the rear, the enclosed garden features a generous lawn alongside a paved patio area, creating an ideal space for outdoor dining, entertaining or children to play. Combining comfortable living spaces, practical features and a convenient family-friendly location, this is a wonderful opportunity to purchase a detached home in one of Leyland's popular residential areas.

The property has a valid EPC, Gas Safety Certificate and also had a full electrical survey last year.



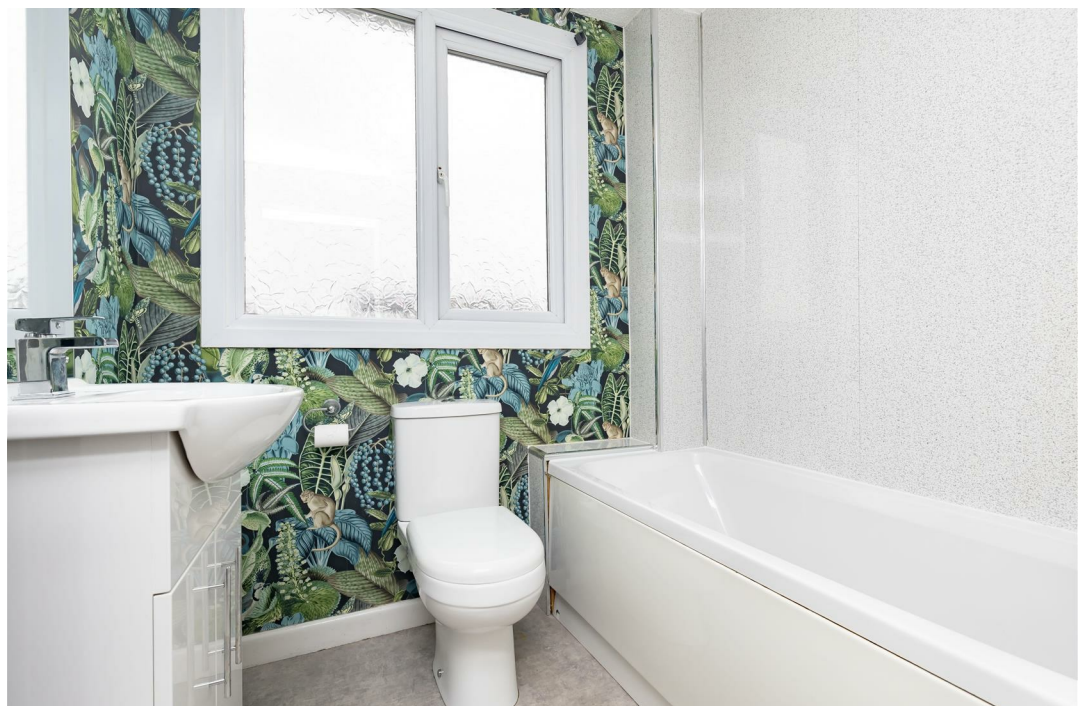
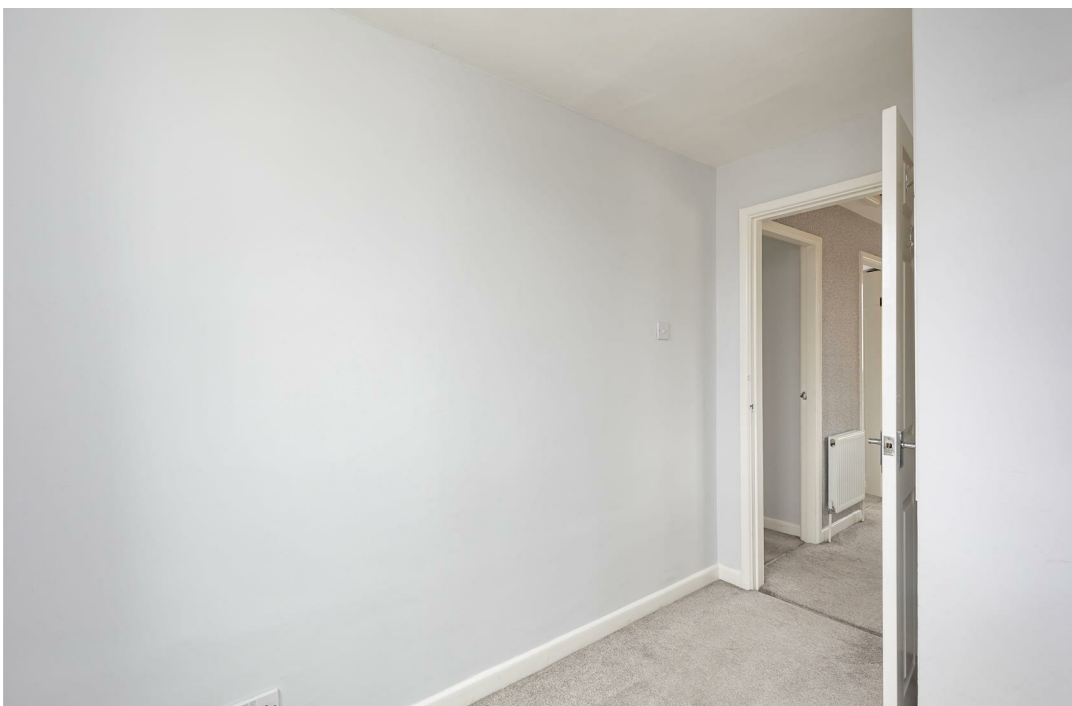












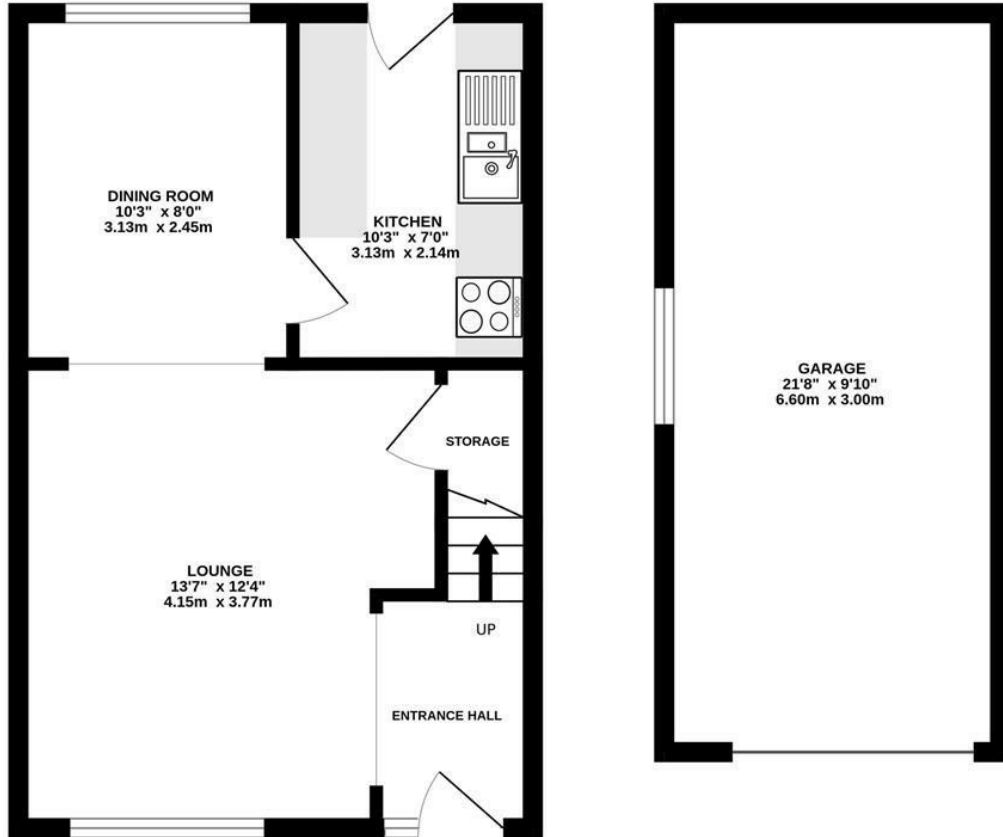




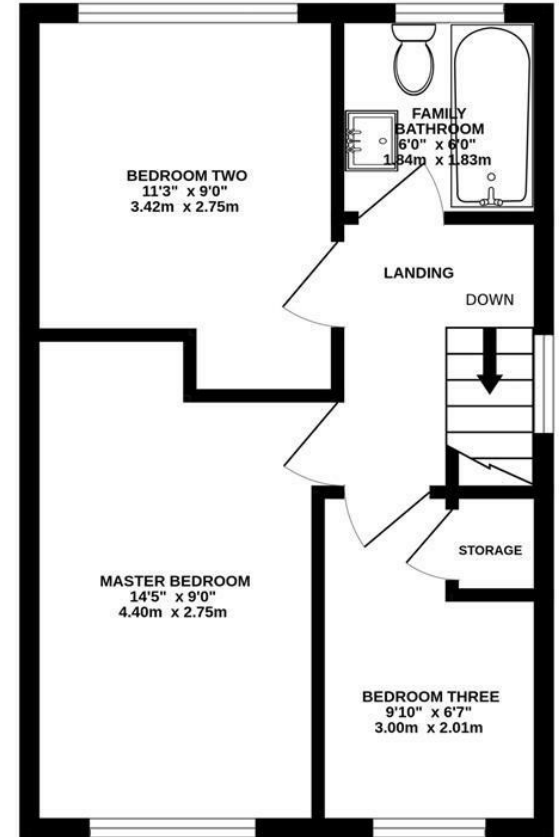


# BEN ROSE

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



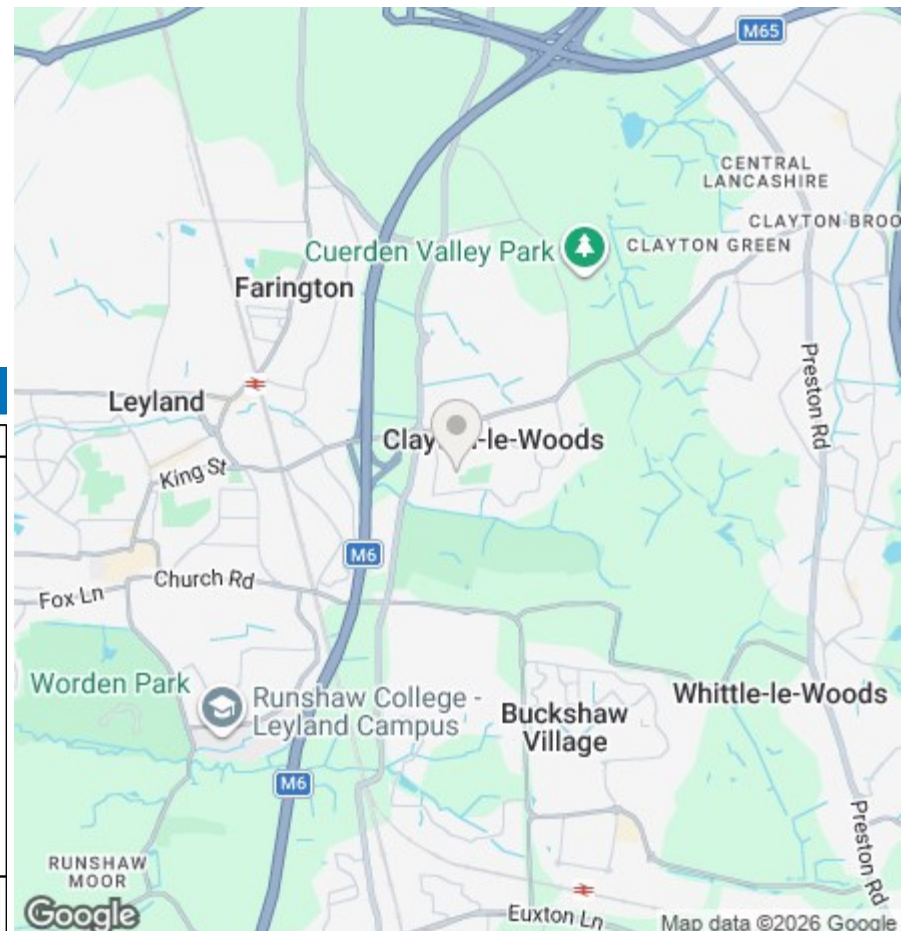
1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	