



## Riversedge Road, Leyland

**Offers Over £230,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two bedroom semi-detached home set on a tranquil rivers edge in the ever-popular area of Leyland, Lancashire. Offered with NO CHAIN, this newly decorated property provides a true blank canvas for its next owners and is ready to move straight into. Ideal for a small family, first-time buyers or those looking to downsize, the home combines modern finishes with a peaceful setting, backing onto the tranquil River Lostock. Leyland is a highly sought-after location, offering a wealth of local amenities including well-regarded schools, supermarkets, cafés and leisure facilities. Excellent travel links are close by, with Leyland Train Station providing direct routes to Preston, Manchester and beyond, regular bus services running through the town, and easy access to the M6, M61 and M65 motorways for commuters. Nearby towns and cities such as Chorley and Preston further expand the range of shopping, dining and entertainment options available.

Upon entering the home, you are welcomed into a bright reception hall with access to most of the ground floor rooms. To the front, the spacious lounge offers a warm and inviting setting, centred around a lovely feature fireplace that creates a cosy focal point. Moving through, the modern three-piece family bathroom is conveniently located on this floor and has been finished to a tasteful standard. To the rear of the property, the versatile dining room provides an excellent space for family meals or entertaining, with French doors that open directly onto the garden, allowing natural light to flood in. The newly fitted kitchen is both stylish and practical, featuring new integrated appliances, a new Worcester boiler and a cleverly designed integrated pantry cupboard for additional storage. Beyond the kitchen, a handy garden room offers the perfect spot for storing shoes and boots, especially useful after walks along the river. Additional to the newly fitted kitchen the property has been fully redecorated and also benefits from having new carpets and new vinyl flooring throughout.

To the first floor, you will find two well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a growing family, guest room or home office. Both rooms are light and airy, with pleasant outlooks, while access to the eaves provides additional storage space, helping to keep the home clutter-free.

Externally, the property continues to impress. To the front, the property offers both on-street parking and there is also a driveway providing off-road parking for one vehicle, alongside a neatly maintained front lawn that enhances the home's kerb appeal. To the rear, you will find a detached garage offering additional storage options. The sizeable rear garden is predominantly laid to lawn, with ample space for a shed and seating areas, making it perfect for children to play or for hosting summer gatherings. Backing directly onto the peaceful River Lostock, the garden is not overlooked and enjoys a wonderfully tranquil backdrop rarely found in similar homes.

This is a fantastic opportunity to acquire a move-in ready home in a desirable location, offering modern living with a scenic twist.

















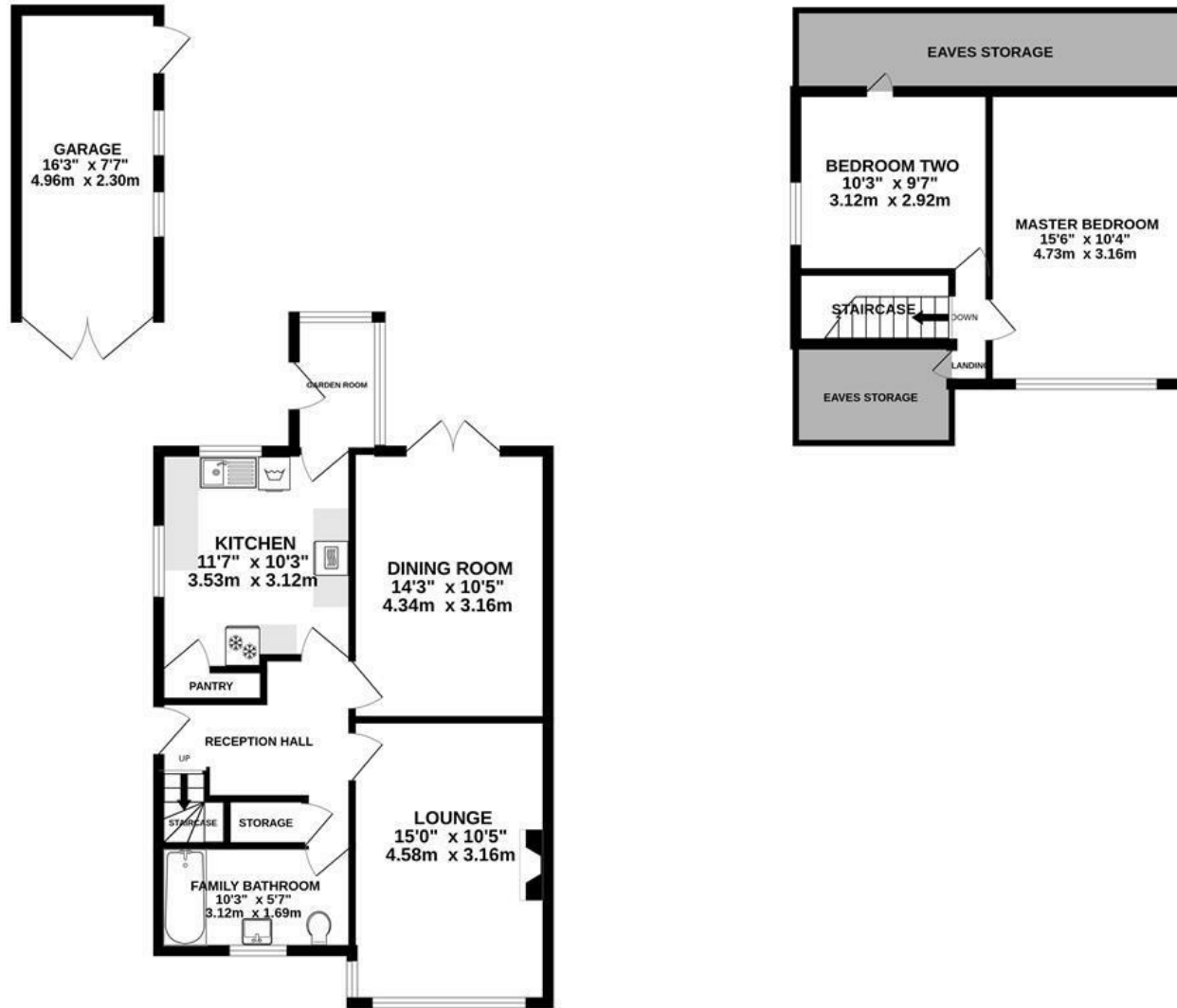




# BEN ROSE

GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.

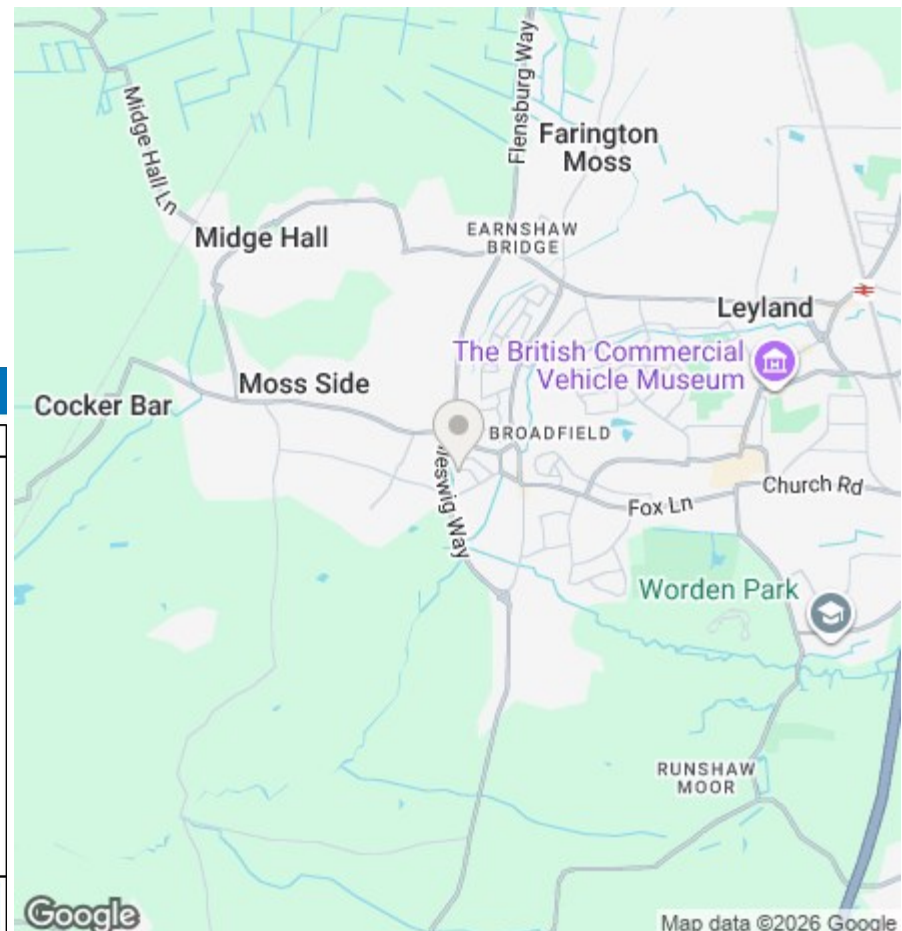


TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.

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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	