



Church Road, Leyland

Offers Over £270,000

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom, semi-detached property, situated in a popular and well-established residential area of Leyland. Set over three floors and offering generous accommodation throughout, the home would be ideally suited to growing families seeking versatile living space, with the additional benefit of a loft conversion providing a fourth bedroom or flexible space to suit a variety of requirements. The property is conveniently positioned close to a range of local amenities, including shops, supermarkets, schools and leisure facilities, while Leyland town centre is within easy reach. Excellent travel links are also nearby, with Leyland train station providing direct rail connections, regular bus services operating throughout the area and convenient access to the M6 and M61 motorways. Nearby towns and cities, including Chorley, Preston and Manchester, are therefore easily accessible, making this an excellent choice for those who commute or enjoy having a wide range of amenities and attractions close by.

Stepping into the home, you are welcomed into the reception hall, which provides access to the majority of the ground floor accommodation. Positioned to the front is the spacious lounge, benefiting from a bay-fronted window that allows plenty of natural light to fill the room, along with a feature fireplace creating an attractive focal point. Moving through the property, the sizeable dining room provides an excellent space for family meals and entertaining, with a further bay area incorporating access out to the rear garden. The kitchen is positioned towards the rear and leads through to a useful porch, while a convenient WC is located beneath the stairs.

Moving upstairs to the first floor, you will find three well-proportioned bedrooms, offering comfortable accommodation for a growing family and flexibility for use as guest rooms, children's bedrooms or a home office where required. Completing this floor is a shower room fitted with a two-piece suite, with a separate WC conveniently located across the hall. Continuing up to the second floor, the loft conversion provides the fourth bedroom, a versatile space that could equally lend itself to a home office, hobby room or additional living area, depending on the needs of the new owners.

Externally, the property benefits from a driveway running down the side of the home, providing off-road parking for up to three cars and leading to a detached single garage at the rear. The well-stocked rear garden offers a pleasant and private outdoor setting, beginning with a seating area that leads onto a generous lawn, with the added advantage of overlooking the neighbouring bowling green beyond. Altogether, this generously proportioned family home offers versatile accommodation across three floors, excellent outdoor space and a convenient Leyland location, making it a fantastic opportunity for families looking for their next long-term home.













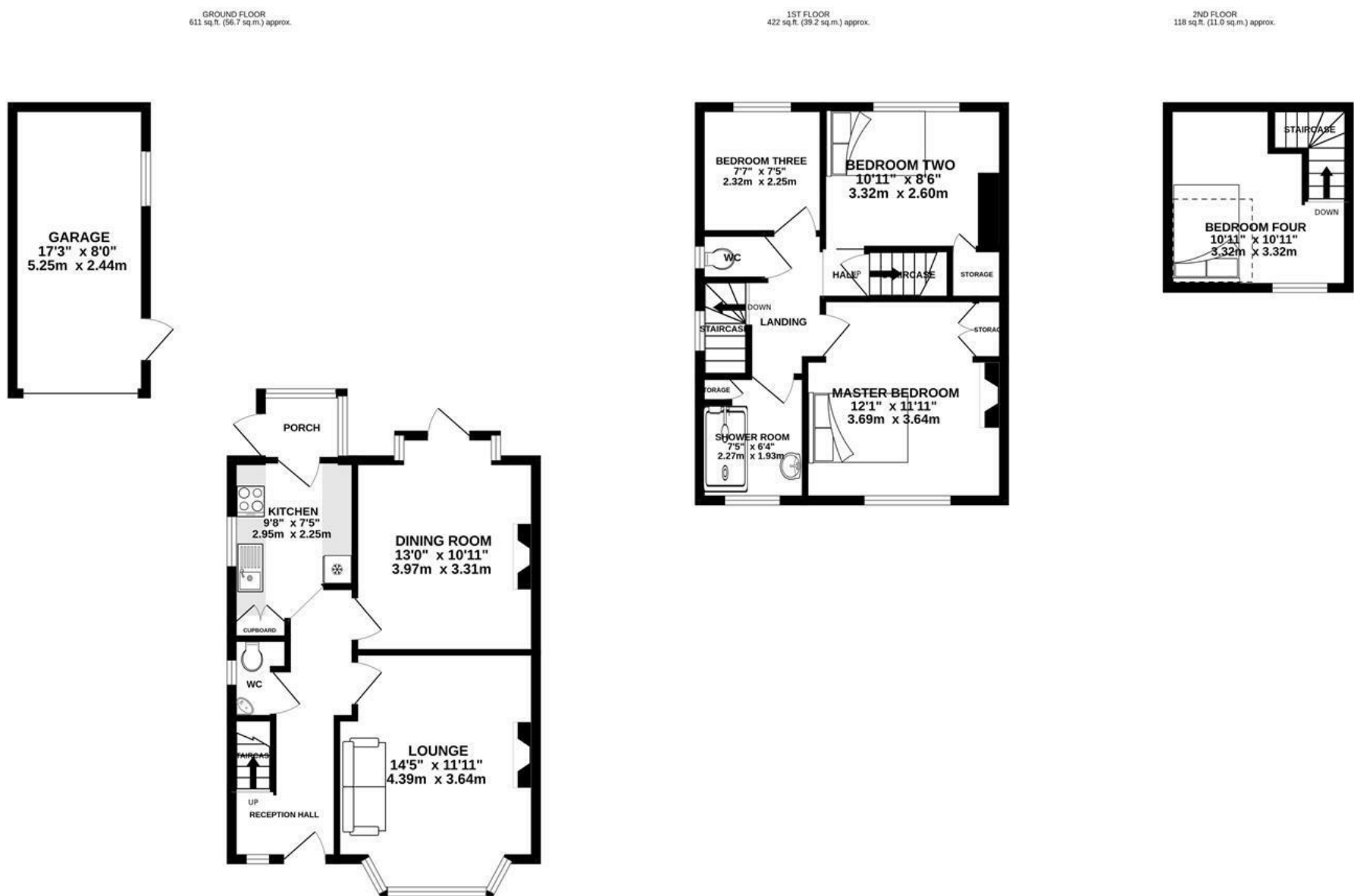








BEN ROSE



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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 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	

