BEN ROSE



Beechfield Court, Leyland

Offers Over £450,000

Ben Rose Estate Agents are pleased to present to the market this impressive four-bedroom detached property, nestled within a quiet cul-de-sac in a much sought-after residential area of Leyland. This would make an ideal family home, offering spacious and versatile living throughout. The property is conveniently located close to Leyland town centre and its excellent local schools, supermarkets, and amenities, with fantastic travel links via the nearby train station and the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to all ground floor rooms and houses the staircase to the upper level. To the left, you will find the spacious lounge, featuring a central fireplace and a beautiful bay window overlooking the front aspect. Adjacent to this is the dining room, which offers ample space for a family dining table and benefits from double patio doors opening onto the rear garden. Continuing through, you enter the modern kitchen, which provides ample storage, an integrated oven and hob, and additional space for freestanding appliances. A single door from here leads out to the garden. Completing the ground floor is a versatile office, which could be used as a playroom, hobby room, additional sitting room, or even a fifth bedroom, depending on your needs.

Moving upstairs, you will find four well-proportioned double bedrooms, with the master bedroom benefiting from fitted storage and a private en-suite shower room. A three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the front of the property features a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized, low-maintenance garden comprising a flagged patio, decking area, and artificial lawn, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space and quality of this home and to avoid any potential disappointment.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB



























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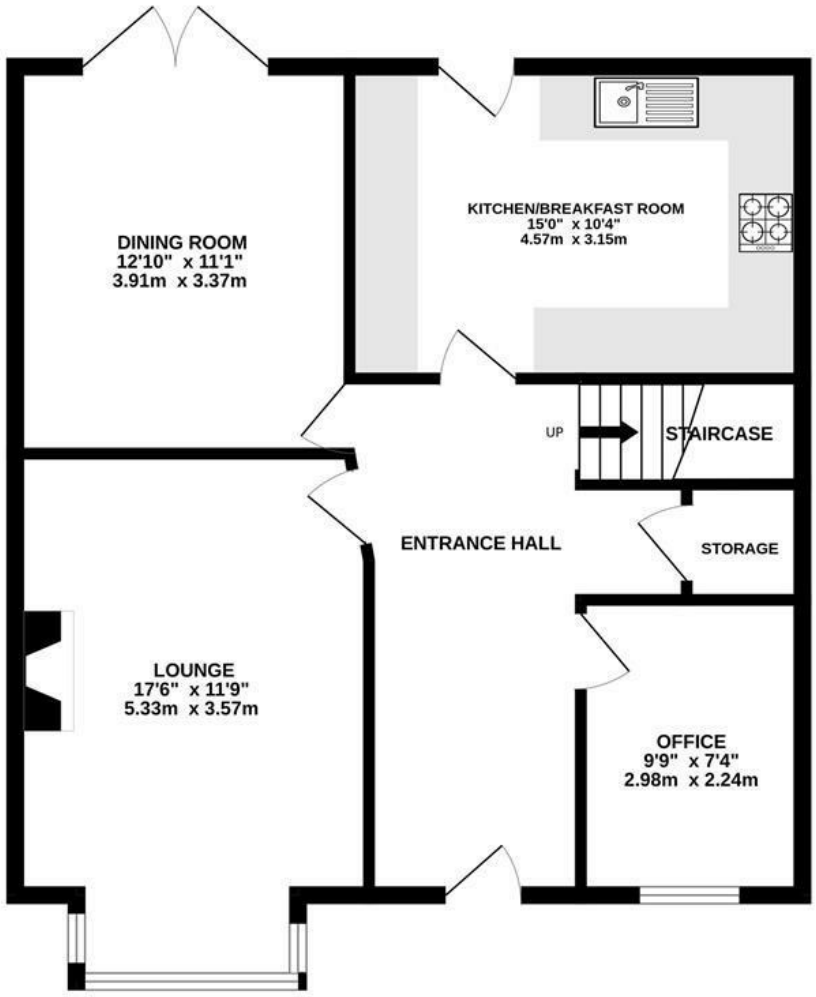




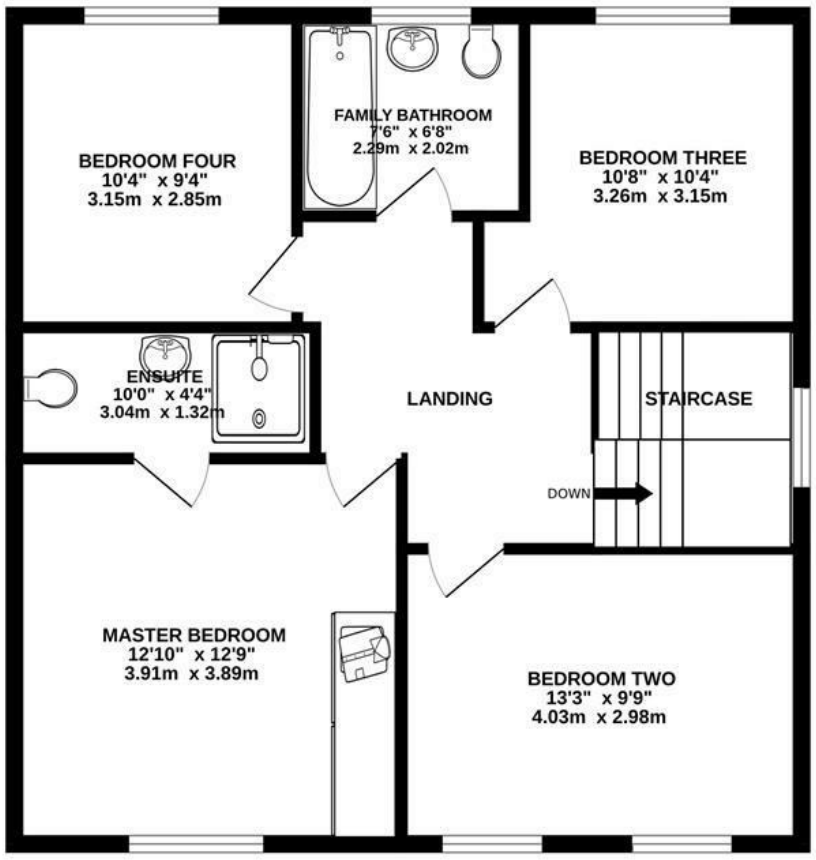
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GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



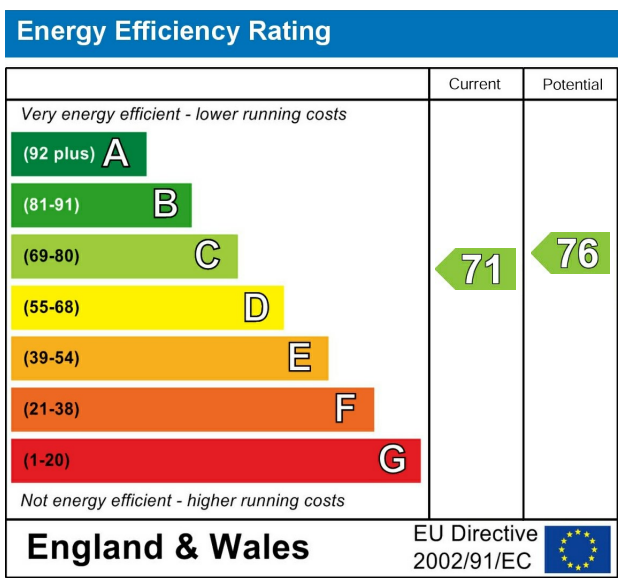
1ST FLOOR
715 sq.ft. (66.5 sq.m.) approx.

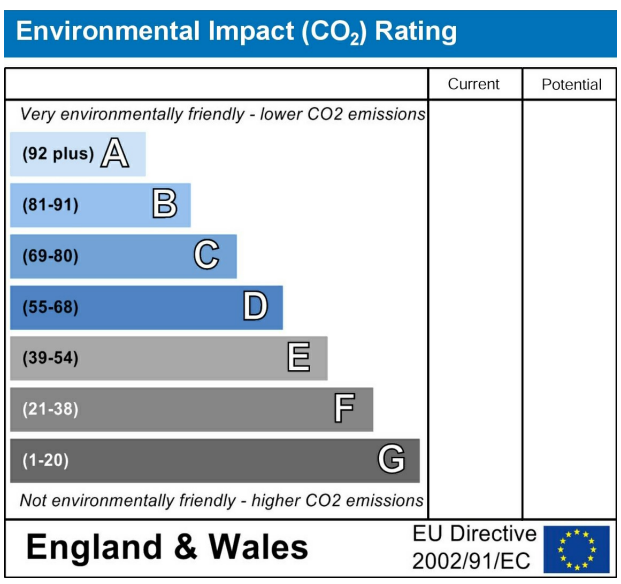


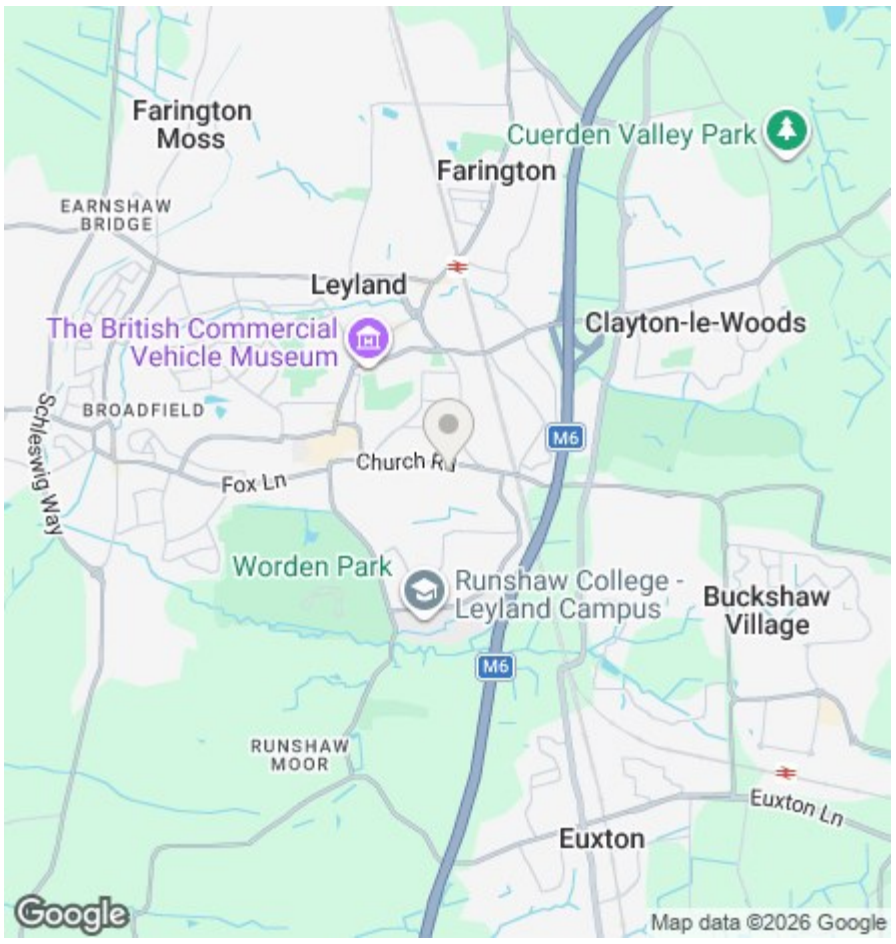
TOTAL FLOOR AREA : 1445 sq.ft. (134.3 sq.m.) approx.

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.







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