



## Ashfields, Leyland

**£260,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, situated within a sought-after residential area of Leyland. Offering spacious and modern accommodation throughout, this charming property is ideal for families and couples seeking a home ready to move straight into. Positioned close to Leyland town centre, residents can enjoy a wide range of local shops, bars, restaurants, pubs and well-regarded schools, whilst Preston is also just a short drive away for additional amenities and leisure facilities. Excellent travel links are available nearby, including Leyland railway station with direct services to Preston, Manchester and Liverpool, as well as excellent bus routes to Leyland, Preston and Chorley. The M6, M61 and M65 motorways are all easily accessible, making this an excellent choice for commuters.

Entering through the side entrance hall, you are welcomed into a bright and inviting home. To the front is the spacious lounge, benefiting from dual aspect windows which allow plenty of natural light to flow through the room. To the rear, the impressive open plan extended kitchen dining room forms the heart of the property, featuring bespoke fitted units, an integral double oven, fridge freezer and a central kitchen island complete with induction hob, sink and dishwasher. A charming bay window adds character, whilst tri-folding doors open directly onto the rear garden, creating an ideal space for entertaining. A practical utility cupboard completes the ground floor.

To the first floor, the generous master bedroom benefits from fitted wardrobes, whilst the second double bedroom also includes fitted storage. The third bedroom offers a versatile single room, perfect as a nursery, dressing room or home office. Completing the accommodation is the modern three-piece family bathroom.

Externally, the property features a lawned front garden alongside a driveway providing off-road parking for two vehicles, leading to a detached garage. To the rear is a private high-fenced garden with a lawn and pergola seating area, perfect for relaxing and outdoor dining. This is a fantastic opportunity to acquire a stylish detached home in a highly desirable Leyland location.





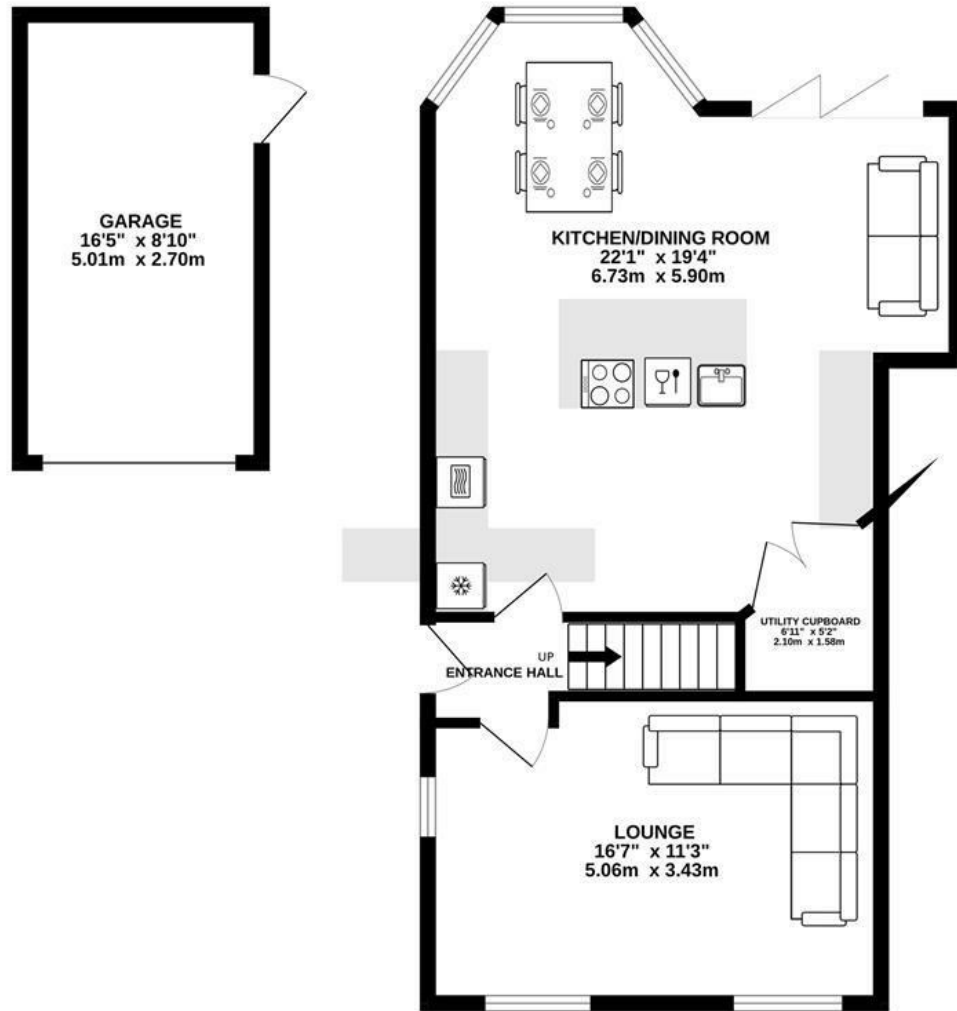




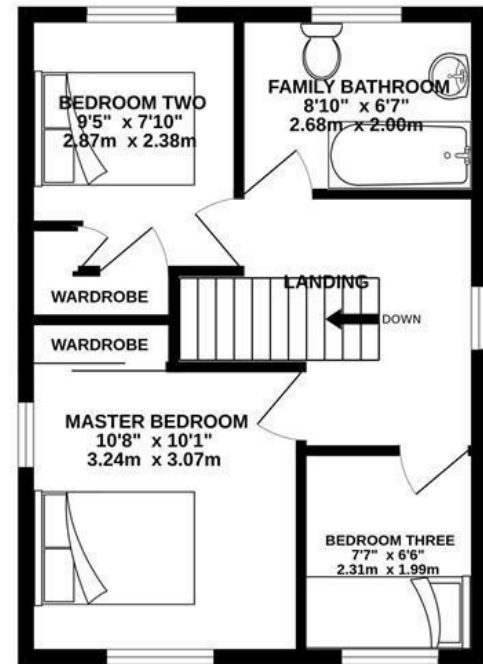




GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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>		
(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 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>		
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