



## Dunkirk Lane, Leyland

**£190,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, located in a highly sought-after area of Leyland, Lancashire. Offering fantastic potential for modernisation, this well-proportioned property would make an ideal home for families, first-time buyers, or investors looking to put their own stamp on a spacious and well-located property. Perfectly positioned, the home is within close reach of Leyland town centre, which hosts a superb range of shops, bars, restaurants, pubs, and schools. Excellent travel connections are available nearby, including Leyland railway station offering regular services to Preston, Manchester, and Liverpool, while the M6, M61, and M65 motorways provide quick access across the North West. Frequent bus links to Preston and Chorley further enhance the property's convenience.

Stepping inside to the entrance hall leading through to the principal ground floor rooms. The spacious lounge, which extends the full width of the home, offers an abundance of natural light and provides a comfortable space for family living. Towards the rear, there is a dedicated dining room, perfect for hosting meals or entertaining guests, with the potential to be opened up into a more contemporary open-plan layout if desired. The fitted kitchen, while basic in its current form, provides ample storage and worktop space and could easily be updated to create a modern, functional cooking area.

To the first floor, you'll find three well-sized bedrooms. The master bedroom is a generous double, offering plenty of room for furnishings, while the second bedroom also comfortably fits a double bed. The third bedroom is ideal as a single room, nursery, or home office. Completing the first floor is a three-piece family shower room, providing practicality and scope for modernisation.

Externally, the property is set back from the road, offering a sense of privacy with a lawned front garden bordered by hedges and mature trees. To the rear, the spacious garden is mainly laid to lawn — a fantastic blank canvas for landscaping or outdoor family living. There is also access to a detached garage and shed, along with a rear parking space for added convenience.

This lovely property offers huge potential in a desirable area, making it an excellent opportunity for buyers looking for a home with space, character, and room to grow.





















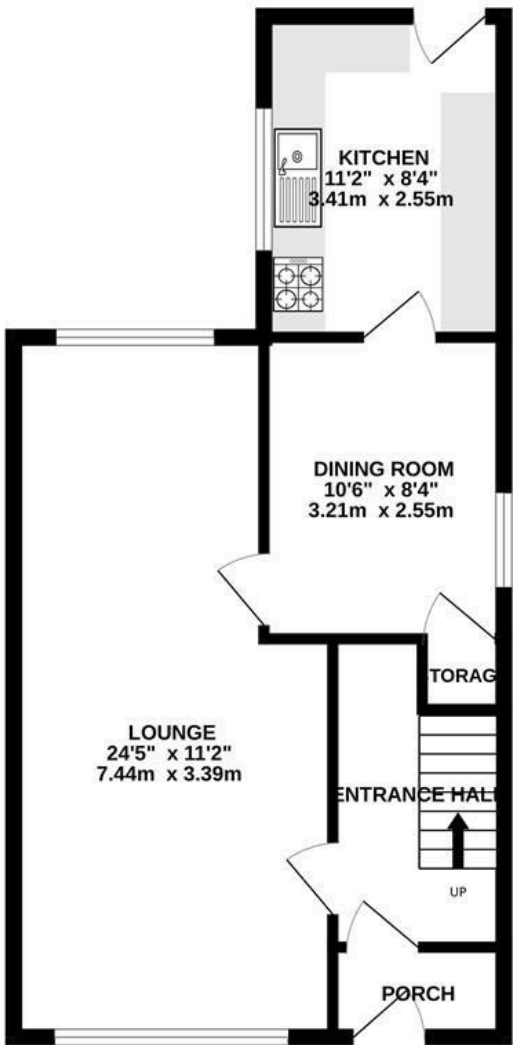




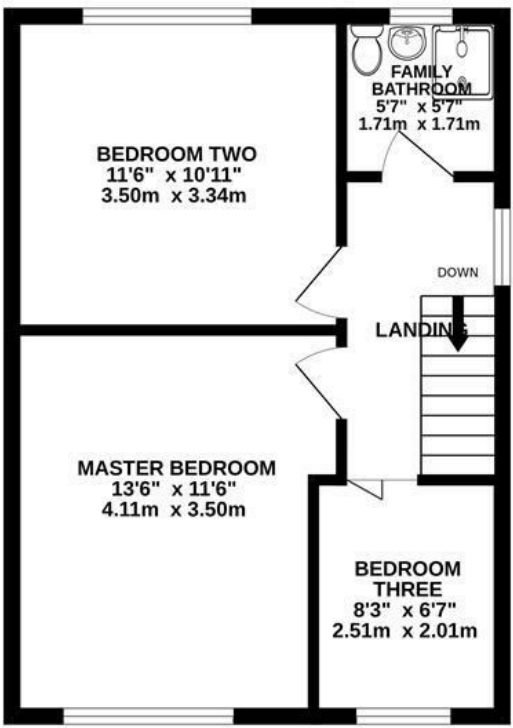


# BEN ROSE

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

