



## Larchwood Crescent, Leyland

**Offers Over £186,200**

Ben Rose Estate Agents are delighted to present to the market this beautifully maintained three-bedroom semi-detached home, perfectly positioned in a highly desirable area of Leyland. An ideal choice for first-time buyers eager to step onto the property ladder, the house combines comfort, practicality, and charm in equal measure. Its location is second to none, sitting just a short distance from Leyland town centre, where excellent local schools, supermarkets, and a wealth of everyday amenities can be found. For those who commute, the convenience continues, with Leyland train station close by and easy access to both the M6 and M61 motorways, making travel straightforward and efficient.

On entering the property, you are welcomed by a bright and inviting porch, complete with built-in storage, which leads directly into the spacious lounge. This room benefits from a large front-facing window that fills the space with natural light, while providing ample room for a generous sofa set. Under-stair storage is neatly incorporated here, with an open staircase leading to all first floor rooms.

From the lounge, access is granted to the contemporary kitchen and dining area. Thoughtfully designed, the kitchen features a recently fitted integrated oven and hob, complimented by space for additional freestanding appliances. The adjoining dining area easily accommodates a family-sized table, while also offering access to a useful storage cupboard and the rear garden.

The first floor is home to three well-proportioned bedrooms, each thoughtfully arranged to make the most of their space. The master bedroom is particularly generous in size, while the third bedroom includes integrated storage for added practicality. Completing this floor is a modern three-piece family bathroom, fitted with an over-bath rainfall shower.

Externally, the home is equally impressive. To the front, a newly laid private driveway provides off-road parking for one vehicle and extends along the side of the property to a larger-than-average detached single garage.

At the rear, the garden offers a peaceful and private retreat, with a well-kept lawn and a paved patio area that is not overlooked, creating the perfect spot for enjoying sunny days. This combination of indoor comfort and outdoor space makes the property an excellent choice for anyone seeking a welcoming home in a fantastic location.





















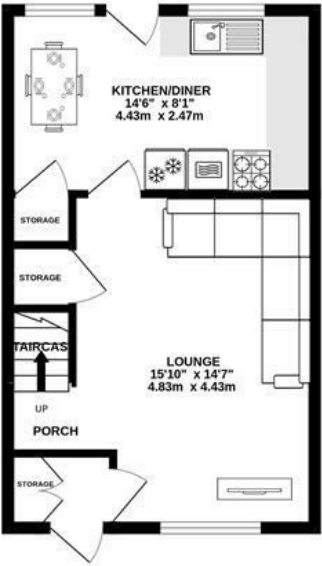




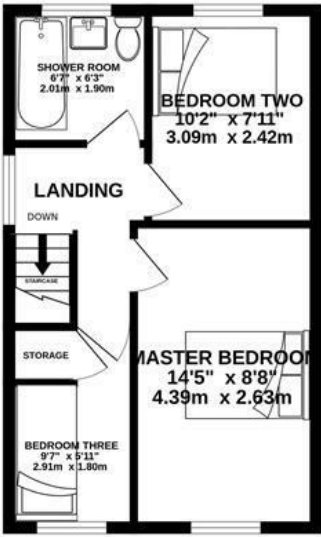


# BEN ROSE

GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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	68	76
(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	

