



## Hoghton Road, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached dormer bungalow situated in a highly sought-after area of Leyland. This delightful home offers versatile living throughout, making it ideal for families or those seeking a flexible layout. The property is conveniently located near a range of local amenities, including shops, cafes, and well-regarded schools. Leyland train station and local bus routes are within easy reach, providing excellent transport links to nearby towns and cities such as Preston and Chorley, while the M6 and M61 motorways offer superb commuter access further afield.

Stepping into the welcoming entrance hall, you are immediately introduced to the home's inviting atmosphere, with access provided to most of the ground floor rooms. To the front, there is a versatile study currently being utilised as a dining area, perfect for family meals or home working. Double doors open into the spacious lounge, a bright and comfortable space featuring a charming fireplace as its focal point and a stylish staircase with a glass balustrade leading to the first floor. Moving towards the rear, the modern kitchen is fitted with integrated appliances including an oven and hob, and seamlessly opens into the dining room at the back of the property, where French doors flood the room with natural light and lead directly out to the rear garden. The master bedroom is also conveniently located on this floor, boasting its own set of French doors that open into the conservatory – a tranquil spot to relax and enjoy views of the garden.

To the first floor, you'll find two further well-proportioned bedrooms, with bedroom two benefitting from fitted wardrobes to maximise storage space. A handy storage room is also located on this floor, offering additional space and access to the eaves for convenience.

Externally, the property features a driveway to the front with parking for one car. To the rear, you'll discover a beautifully secluded garden divided into two distinct zones: a spacious decked patio area, ideal for outdoor dining and entertaining, and a well-maintained lawn bordered by mature shrubs that add both privacy and greenery.

Overall, this lovely home perfectly combines practicality and comfort, offering a versatile layout and a desirable location that would make a wonderful setting for family life.















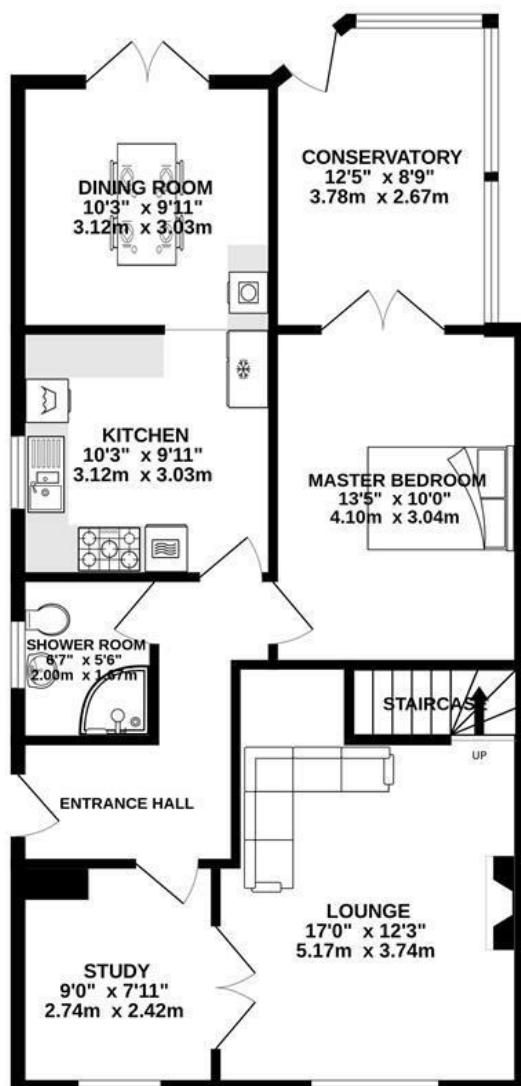




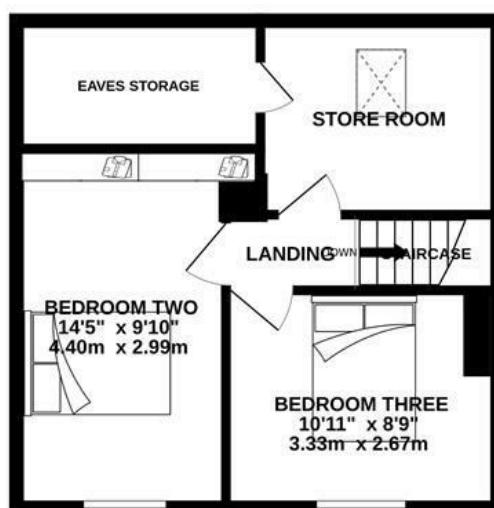


# BEN ROSE

GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.3 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	
(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	

