



Ashfields, Leyland

£270,000

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom detached property, nestled on a quiet estate in a sought-after area of Leyland, Lancashire. This would make an ideal family home, occupying an excellent-sized plot with generous space both internally and externally. The property is conveniently located just a short drive from Leyland town centre and benefits from excellent local schools, supermarkets, and amenities. There are also fantastic transport links available via the nearby train station, local bus routes, and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, which spans the full width of the property and features a stylish illuminated media wall. Double patio doors provide access to the rear garden. On the opposite side of the hallway, you will find the open-plan kitchen/diner. The contemporary fitted kitchen has been recently installed and offers ample storage, along with integrated appliances including a fridge, freezer, oven, hob, and dishwasher. A convenient breakfast bar provides additional seating, while there is also access to the useful under stairs storage. A single door from the kitchen leads out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master and bedroom two benefiting from integrated wardrobes. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home is set back from the road, with a spacious driveway providing off-road parking for multiple vehicles. The driveway provides access to two detached garages, comprising a spacious double garage and a single garage with an internal linking door. Both garages are equipped with power and lighting and feature up-and-over doors to the front.

To the rear is a generously sized garden featuring a spacious lawn and flagged patio area, creating an excellent outdoor space for playing, relaxing, or entertaining.

Early viewing is highly recommended to fully appreciate the generous plot and accommodation this lovely family home has to offer.







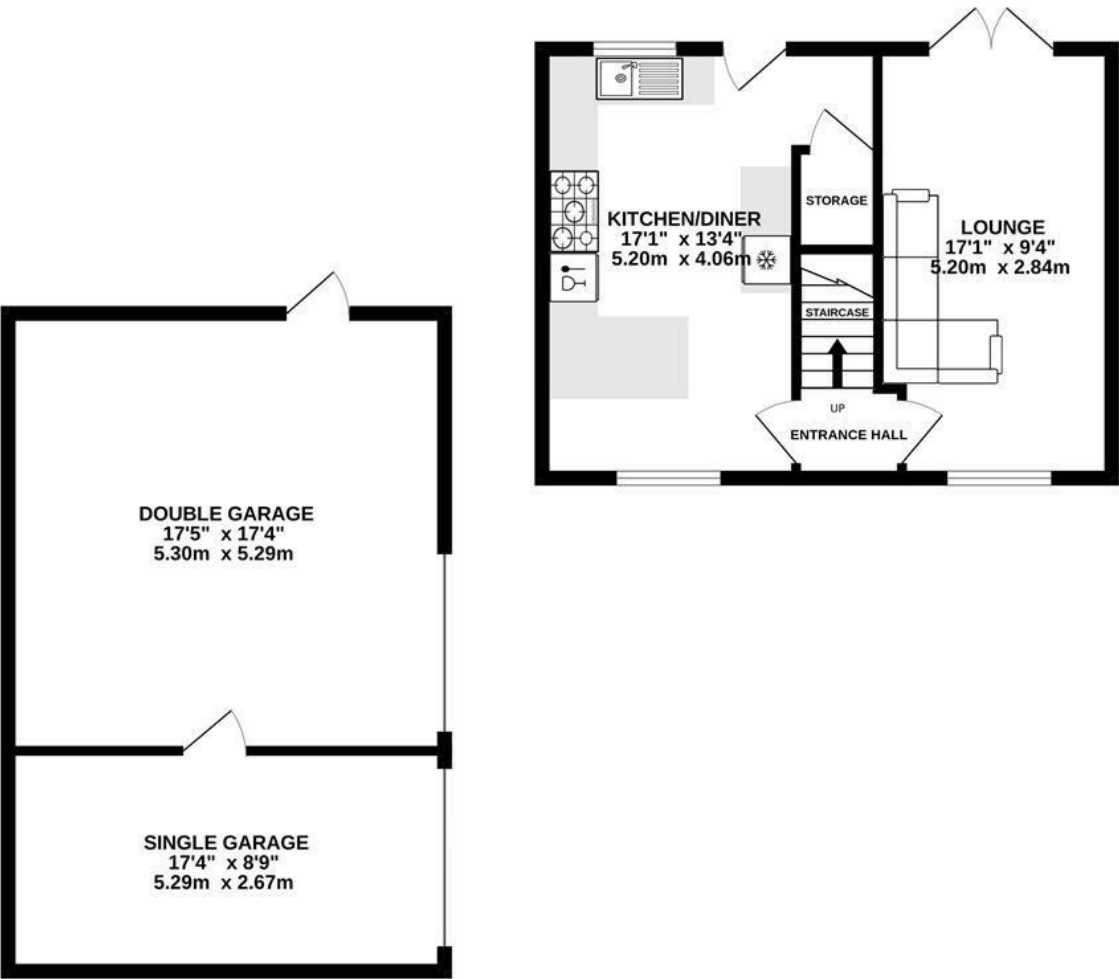




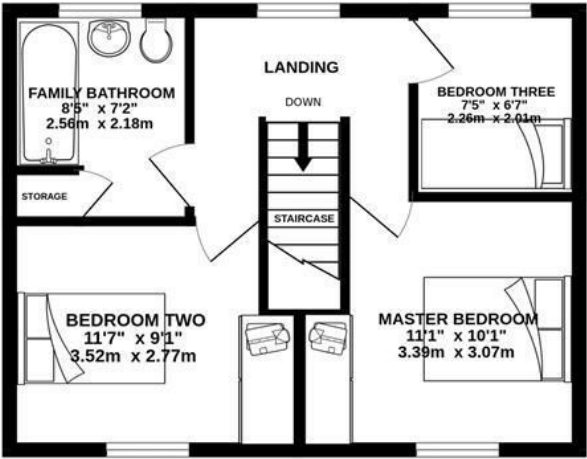


BEN ROSE

GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

