



**Ingleborough Way, Leyland**

**Offers Over £265,000**

Ben Rose Estate Agents are pleased to present to the market this beautiful, CHAIN FREE, four bedroom detached home positioned within a quiet cul-de-sac located in a much sought after residential area of Leyland. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the countryside and benefitting from good schools, supermarkets and local amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. From here, you'll find the spacious lounge/diner that features a fireplace as a centre piece with additional space for a dining table. Just off the lounge is the bright and airy conservatory that is ideal as an additional reception room, with through access to the garden. Back through the hall is the kitchen that comes fitted with an integrated, wall-based oven and hob. There is also space for other freestanding appliances to be fitted. You'll also have access to the side of the property from here. Additionally on this floor is the downstairs WC.

Moving upstairs, you'll find four good sized bedrooms with the master benefitting from fitted wardrobes. You'll also find the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is a lawned front garden. Additionally, you'll find the gated driveway leading down the side of the property up to the garage located at the rear. To the rear is a secluded garden with a separate laid lawn and patio area.

Overall this would make an ideal family home for those looking to be in a quiet yet well connected and popular area.





































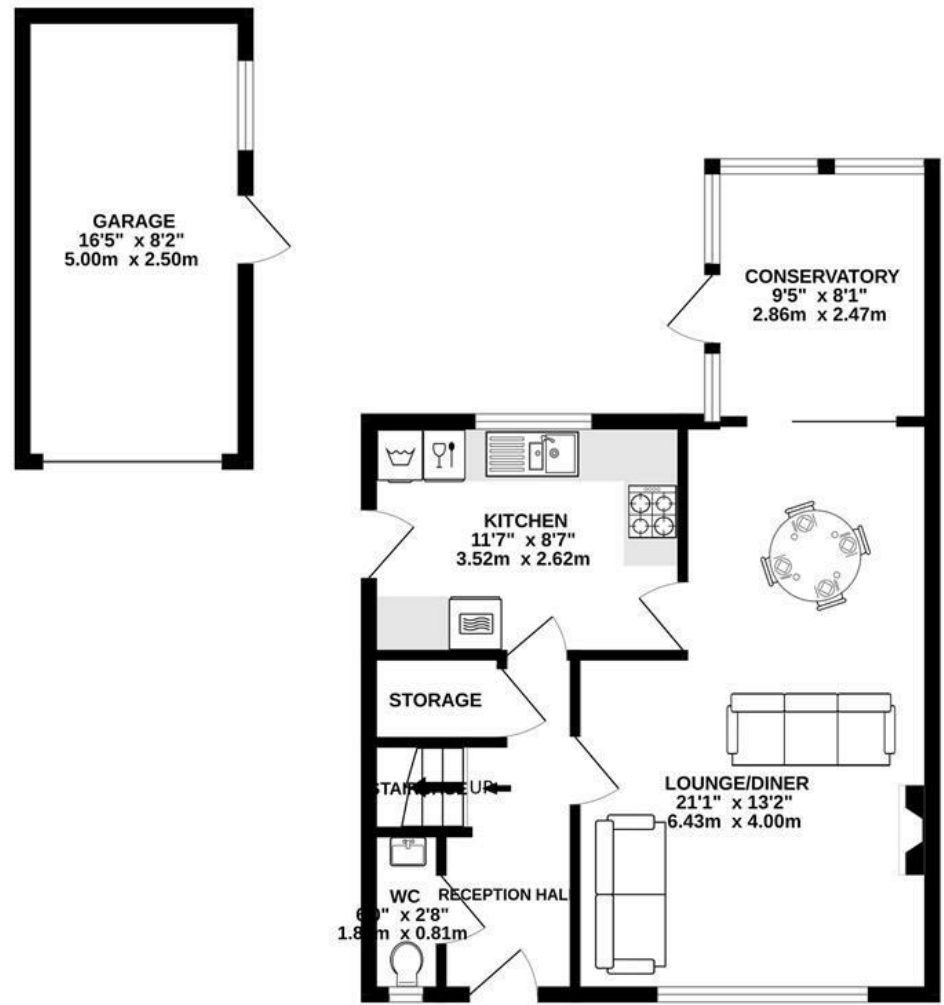




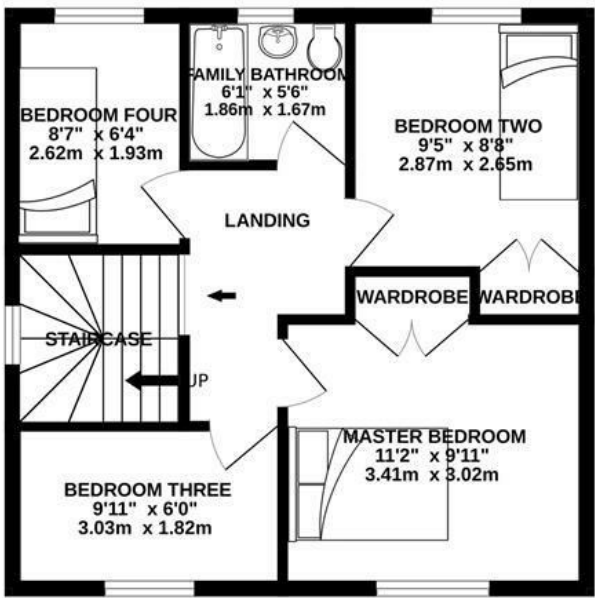


# BEN ROSE

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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.  
Made with Metropix ©2025



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	

