BEN ROSE



Fernleigh, Leyland **Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented two-bedroom end-terrace property, situated in a popular residential area of Leyland. Set on a quiet cul-de-sac, this extended home offers stylish and modern living accommodation throughout, making it ideal for a couple or small family. Leyland offers an excellent range of local amenities, including shops, supermarkets, well-regarded schools, cafés, and leisure facilities, while Leyland train station and regular bus services provide convenient links to the surrounding area. The property also benefits from excellent access to the M6 and M61 motorways, making commuting towards Preston, Chorley, Manchester, and beyond easily accessible.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which benefits from dual-aspect windows to the front and side and provides access to the staircase. Moving through, you will enter the contemporary fitted kitchen, which offers ample storage and space for freestanding appliances, alongside an integrated oven and hob. The kitchen flows seamlessly into the bright and spacious orangery at the rear. This stunning addition to the home provides versatile additional living space, making it perfect for use as a dining room, with double patio doors leading out to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from fitted storage. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front, the home benefits from a private driveway providing off-road parking for multiple vehicles, with access to the attached garage. The garage is equipped with power and lighting, has dual access from the front and rear, and offers useful additional storage.

To the rear is a generously sized and beautifully landscaped garden, featuring a low-maintenance artificial lawn, flagged patio, pond, and sheltered pergola, creating a fantastic setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, presentation, and outdoor areas this property has to offer.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB











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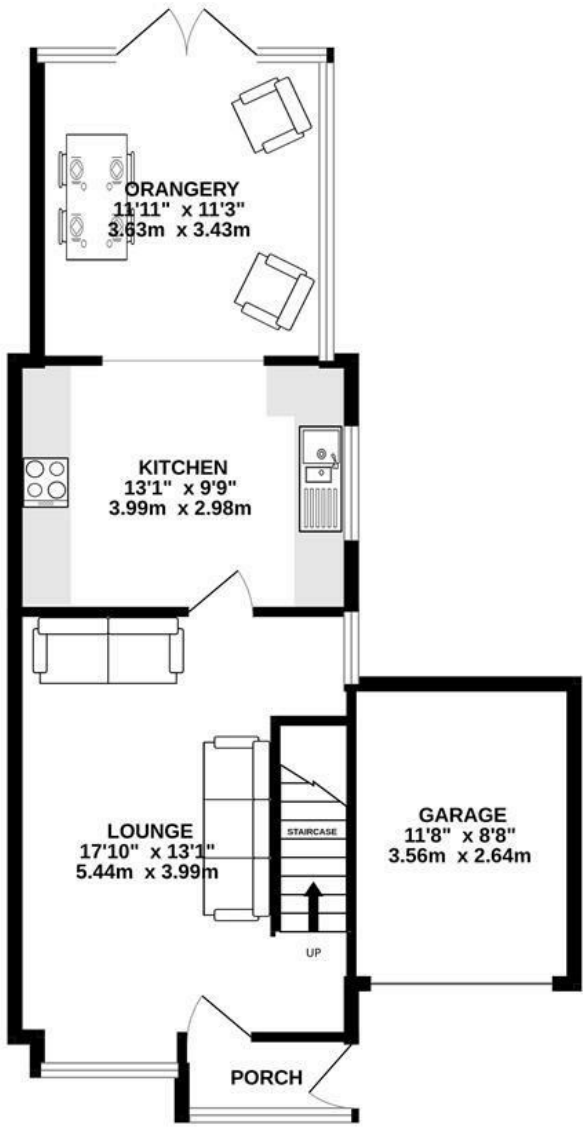


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GROUND FLOOR
608 sq.ft. (56.4 sq.m.) approx.

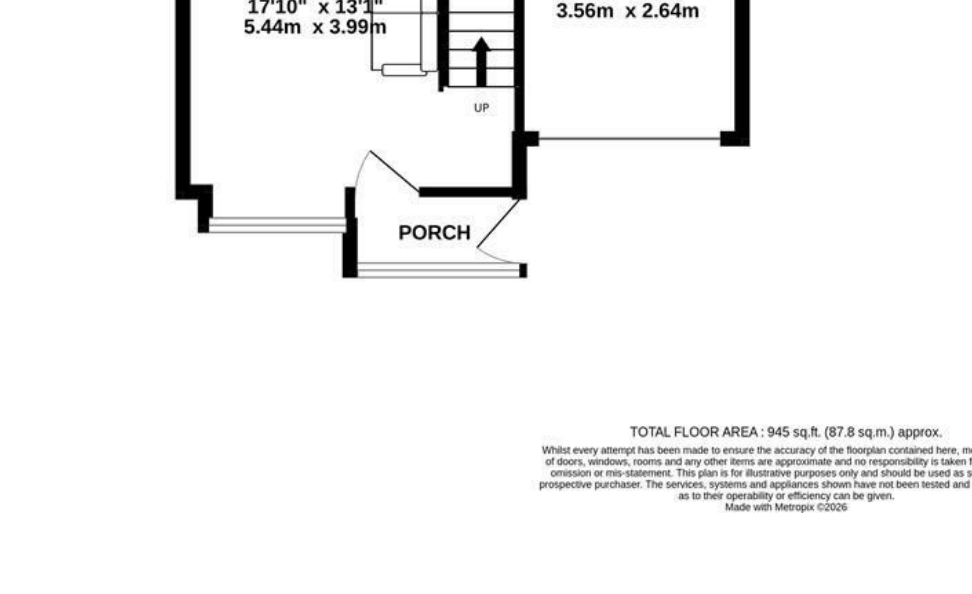
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

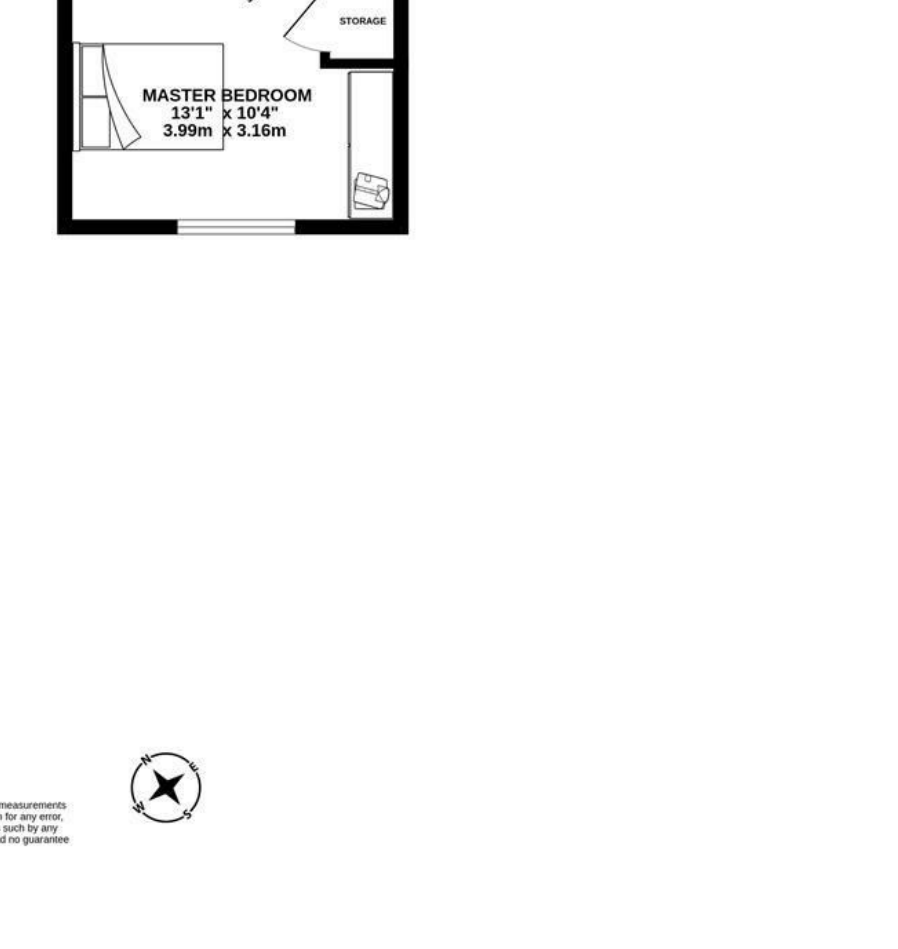


TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

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.





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