



## Leadale Road, Leyland

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three-bedroom, semi-detached home, set on a generous corner plot in a popular residential area of Leyland. This charming property offers fantastic potential for first-time buyers or those looking for a rewarding renovation project. Nestled within a quiet neighbourhood, it benefits from being just a short distance from Leyland town centre, which offers a range of shops, supermarkets, and local eateries. Excellent travel links are also close by, including Leyland train station, which provides direct routes to Preston, Manchester and beyond. For those commuting by car, the M6, M61 and M65 motorways are all easily accessible, while nearby bus routes further enhance the home's connectivity. Worden Park and Runshaw College are also within easy reach, making this an ideal spot for growing families or professionals alike.

As you step inside the home, you're welcomed into the vestibule that leads directly into the spacious front lounge. This inviting space is enhanced by a large bay-fronted window that floods the room with natural light, creating a relaxed atmosphere. Moving through to the rear of the property, you'll find a well-proportioned dining room with ample space for a large family dining table — the perfect setting for entertaining or everyday meals. From here, you have access to the kitchen, which features a functional layout with direct access to the rear porch, offering added convenience. The ground floor also benefits from a three-piece family bathroom, complete with a corner bath.

To the first floor, the home offers three bedrooms, each with their own character and potential. The master bedroom is of a good size with another bay window, and further benefits from a three-piece ensuite shower room. The remaining two bedrooms offer flexibility for use as children's rooms, guest rooms, or even a home office, depending on your needs.

Externally, the home has a private driveway to the front with space for one car, along with a second driveway to the rear providing additional off-road parking — a rare find for a property of this size. The corner plot position allows for a generous wraparound garden, with a side lawn that continues to the rear, offering plenty of room for outdoor seating and family activities. The outdoor space holds excellent potential for a rear or side extension (subject to the correct planning permissions), giving buyers the opportunity to truly make this home their own.

With its prime location, spacious layout, and promising scope for improvement, this property represents a fantastic opportunity not to be missed.















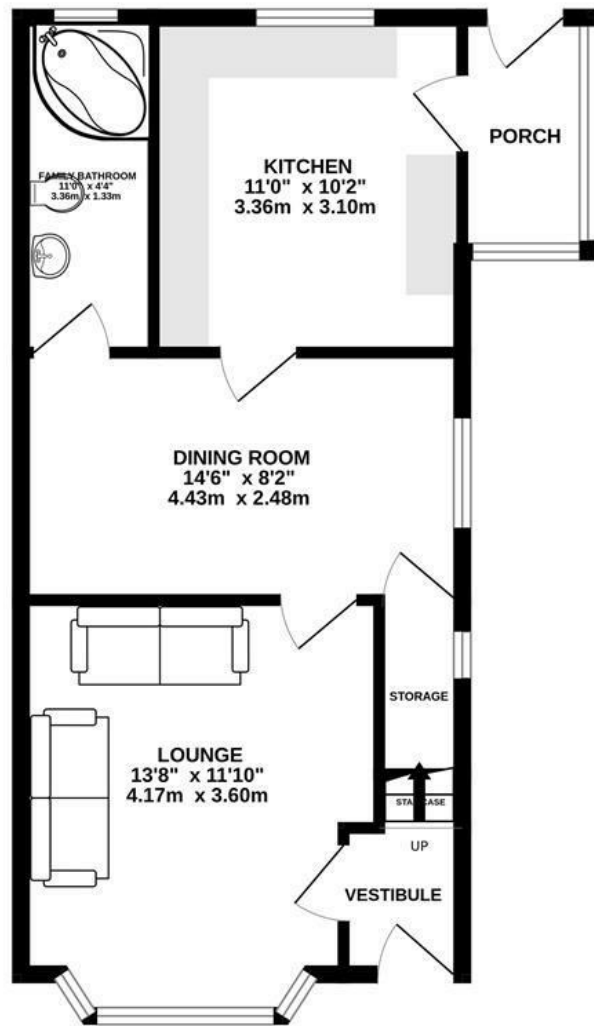




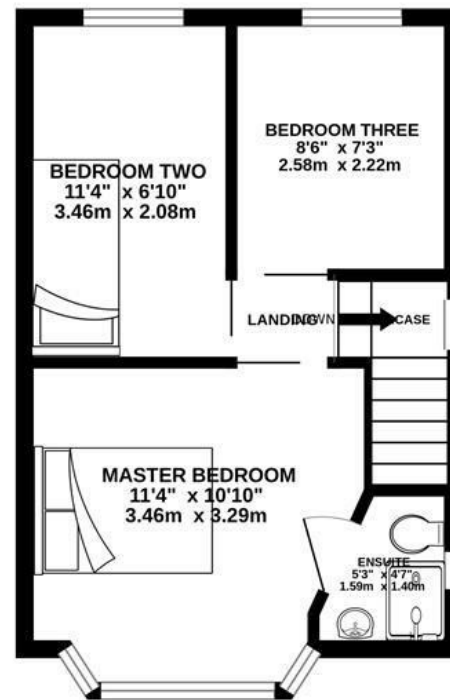


# BEN ROSE

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.

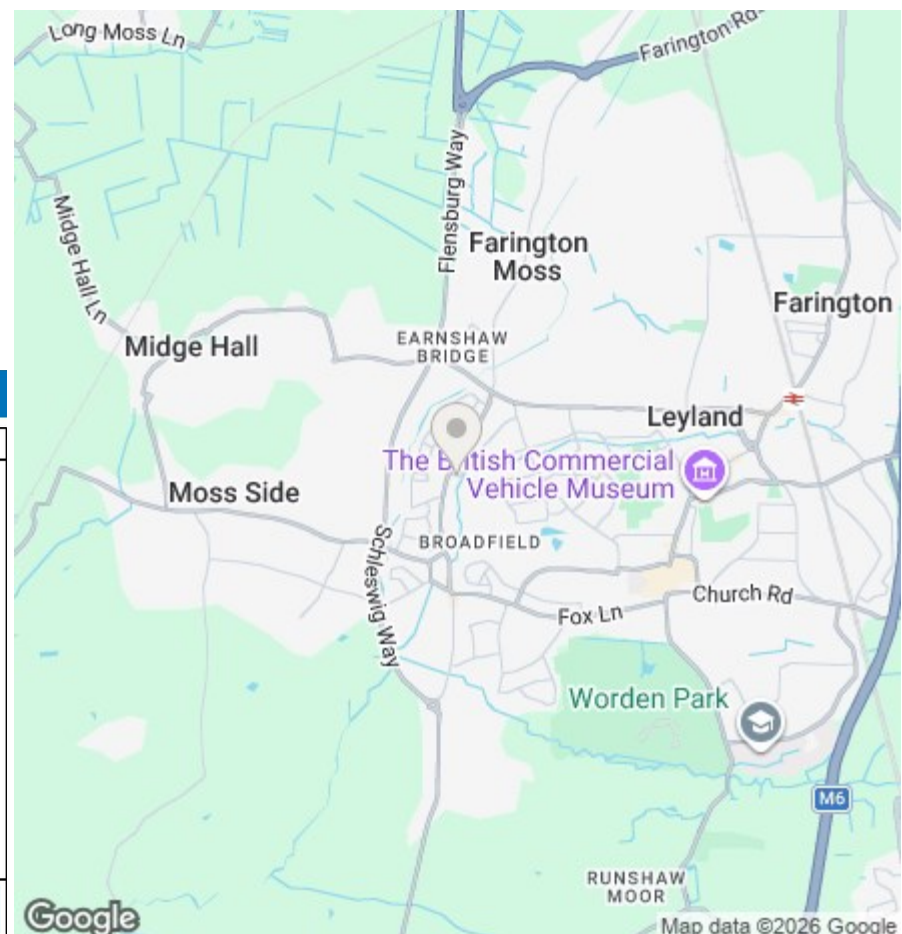


TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	