



## Parish Gardens, Leyland

**£320,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, located in a quiet cul-de-sac in a highly sought-after area of Leyland, Lancashire. This attractive property offers a wonderful balance of space, comfort, and modern living, making it ideal for growing families. The home is perfectly situated within easy reach of Leyland town centre, offering a range of local shops, restaurants, bars, pubs, and excellent schools. The property also benefits from being two minutes away from local dog walks, a children's play park being two minutes away, and green belt land to the side of the property which means no possibility of any developments. Commuters will appreciate the fantastic rail connections from Leyland to Preston, Manchester, and Liverpool, alongside regular bus links to nearby towns and easy access to major motorways including the M6, M61, and M65, providing swift travel across the North West.

Upon entering, you are welcomed by a bright entrance hall leading through to the principal ground floor rooms. The spacious lounge spans the full width of the property, with French doors opening onto the side garden wooden patio, flooding the room with natural light and creating a lovely indoor-outdoor flow. The modern open-plan kitchen/dining room, also full width, offers a contemporary space ideal for family dining and entertaining, featuring ample storage, integrated appliances, and stylish finishes. Completing the ground floor is a convenient utility room with access to the garden and a guest WC.

To the first floor, the spacious landing with elegant painted wooden banisters leads to four well-proportioned bedrooms. The master bedroom benefits from a private ensuite shower room, while the second and third bedrooms are generous doubles, and the fourth bedroom makes a perfect single room or home office. A modern three-piece family shower room completes the floor.

Externally, the property features a neat front and rear garden and an impressive side garden, providing an excellent outdoor space for relaxation or entertaining. The garden enjoys a large wooden decking area, well-maintained lawns, and mature borders and shrubs, offering both beauty and privacy. There is also access to a detached garage, providing additional storage or parking.

This wonderful home combines modern living with a peaceful location and excellent amenities — an ideal opportunity for families seeking a stylish and spacious property in the heart of Leyland.





































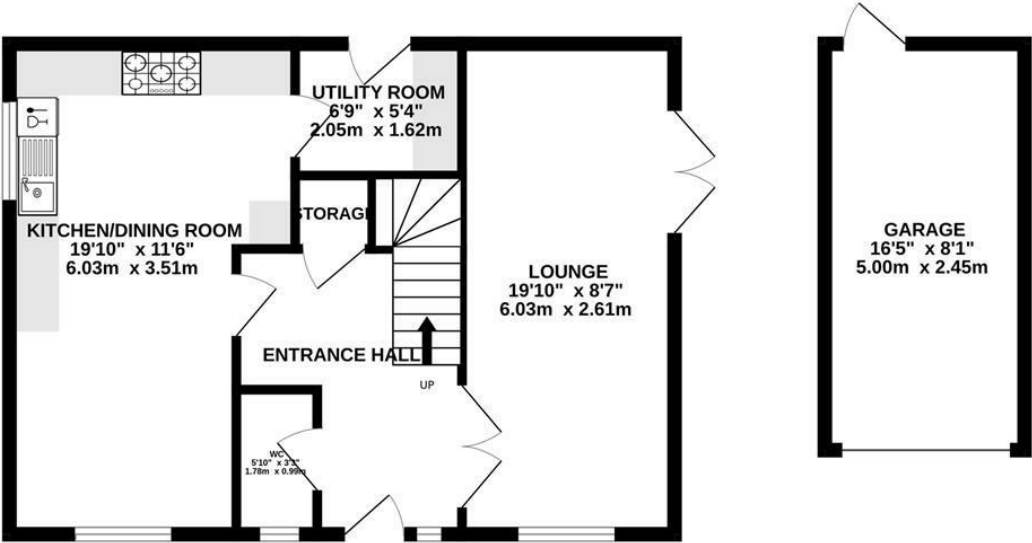




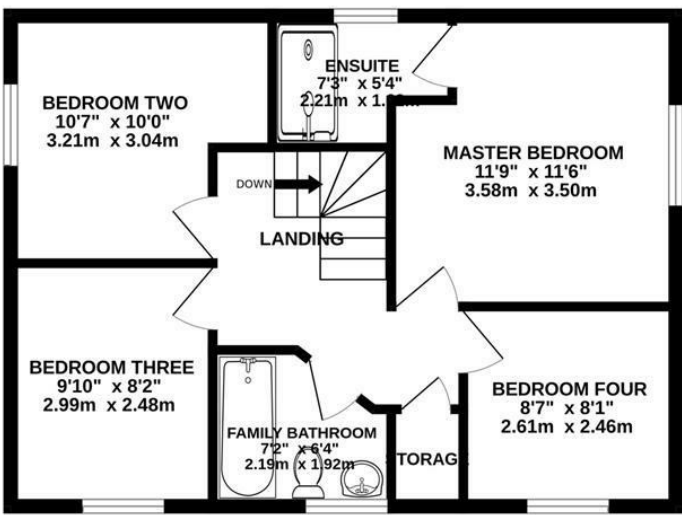


# BEN ROSE

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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		
	72	77
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	

