



## Gorsewood Road, Leyland

**Offers Over £215,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom link-detached home, located in a sought-after area of Leyland. This delightful property is ideal for families, offering a spacious and well-designed layout with the added benefit of NO ONWARD CHAIN. Situated in a quiet residential neighbourhood, the home is within easy reach of Leyland town centre, providing access to a wealth of local amenities, including shops, supermarkets, and excellent schools. For commuters, Leyland train station is just a short distance away, offering direct links to Preston, Manchester, and beyond. The property also benefits from fantastic road connections, with the M6 and M61 motorways nearby, making travel across the North West effortless.

Stepping inside, you are welcomed into a bright entrance hall, with a convenient WC located just off to the side. The front lounge is a spacious and inviting area, featuring a fireplace as a focal point, perfect for cosy evenings. The room seamlessly flows into the dining area, which enjoys plenty of natural light and benefits from sliding doors that open out onto the rear garden, creating a wonderful indoor-outdoor connection. Towards the rear of the home, the generous open-plan kitchen/diner offers an excellent space for family meals and entertaining, with ample worktop and cupboard space. From here, you'll also find access to the rear garden and an internal door leading into the garage, adding further practicality.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, each offering versatility to suit the needs of a growing family. Whether utilised as bedrooms, a home office, or a nursery, these spaces provide flexibility for modern living. The three-piece family bathroom completes the floor, fitted with a bathtub and overhead shower for added convenience.

Externally, the property has a driveway to the front, providing off-road parking and leading up to the integrated garage, ideal for additional storage or secure vehicle parking. To the rear, a lovely enclosed south-facing garden offers a perfect outdoor retreat, featuring a patio area ideal for al fresco dining, which extends onto a well-maintained lawn – a great space for children to play or for relaxing in the warmer months.

This fantastic home presents an excellent opportunity for families looking to settle in a convenient and well-connected area.





















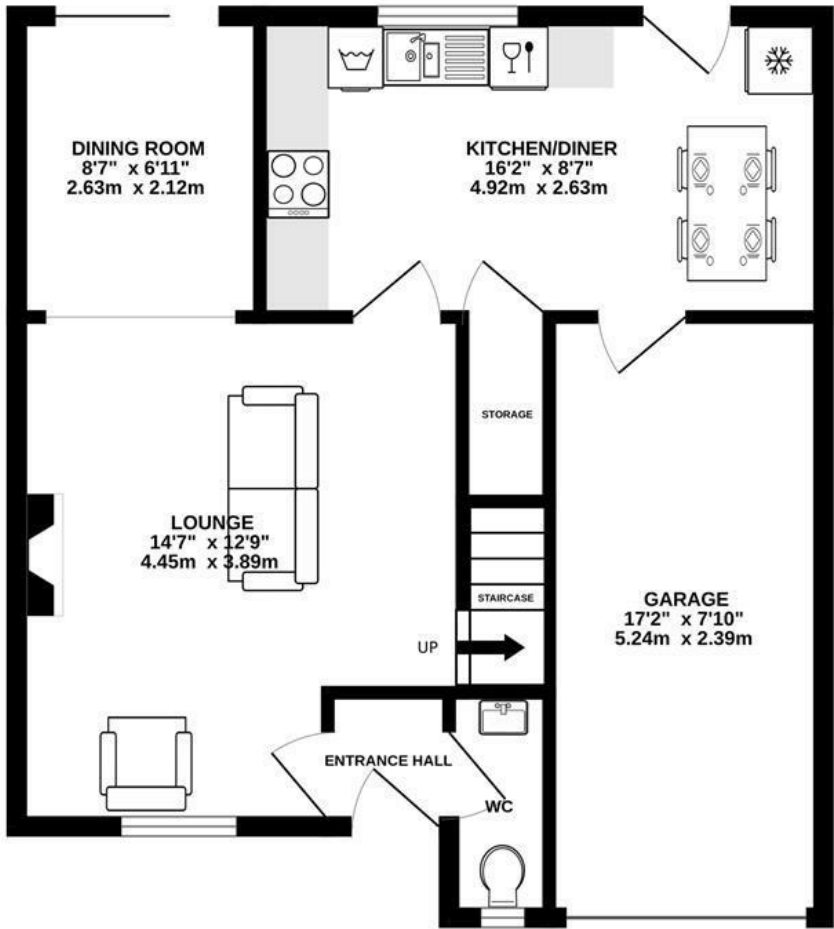




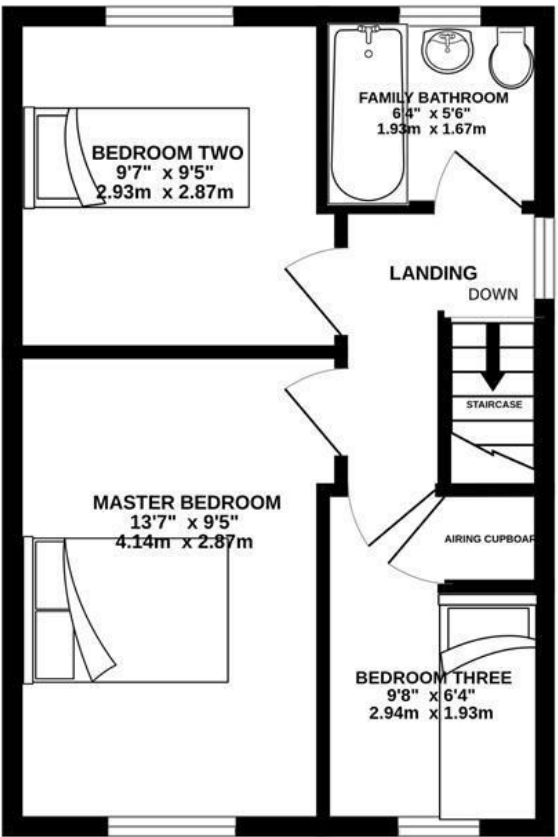


# BEN ROSE

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.8 sq.m.) approx.




TOTAL FLOOR AREA : 914 sq.ft. (84.9 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	<div>64</div>	<div>86</div>
(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 

