



## Bannister Drive, Leyland

Offers Over £130,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom terraced home, located in a popular residential area of Leyland. This property is ideal for those looking for a renovation project or an excellent investment opportunity, something that has been factored into the asking price, and is offered with NO ONWARDS CHAIN. Situated within easy reach of Leyland town centre, residents will benefit from a range of local amenities including supermarkets, shops, well-regarded schools, and leisure facilities. The home is also perfectly positioned for commuters, with Leyland train station just a short drive away and excellent bus links throughout the area. Additionally, the nearby M6 and M61 motorways provide direct access to Preston, Chorley, and beyond.

As you step into the property, you're welcomed by an entrance hall that leads through to the main living areas. On the right, you'll find a spacious lounge boasting dual aspect windows that fill the room with natural light, along with a central fireplace that creates a natural focal point. Moving towards the rear of the home is the kitchen area, offering good proportions and potential to be redesigned to suit modern tastes. Just off the kitchen is a handy utility room that provides additional space for appliances and storage, making it a practical addition to the ground floor layout.

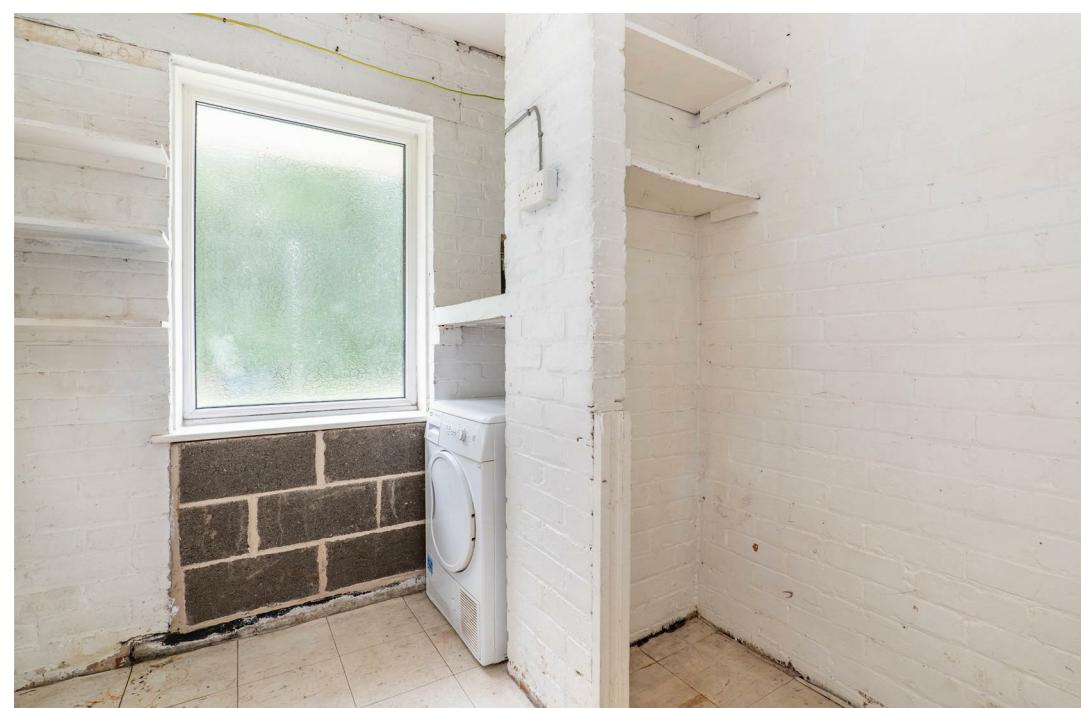
To the first floor, the home offers three well-sized bedrooms, all of which feature built-in storage—ideal for keeping living spaces clutter-free. These rooms provide ample potential for personalisation, whether you're envisioning comfortable family bedrooms or dedicated office and guest spaces. Completing the upper floor is a family bathroom, with a separate WC conveniently located off the landing for added functionality.

Externally, the property is set back from the road by a lawned front garden, with a pathway leading to the front entrance. On-road parking is available directly outside the home, with the potential for off-road parking to the front. To the rear, the hedge-lined garden, complete with a lawn and a seating area—perfect for relaxing or enjoying the sunshine with some thoughtful landscaping.

Overall, this home presents a fantastic opportunity for someone eager to take on a project or expand their investment portfolio in a well-connected and thriving location.







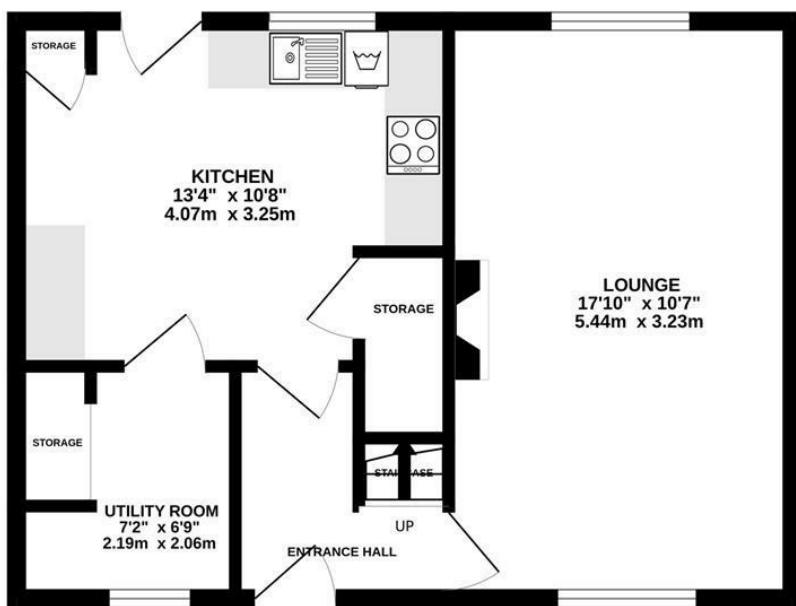




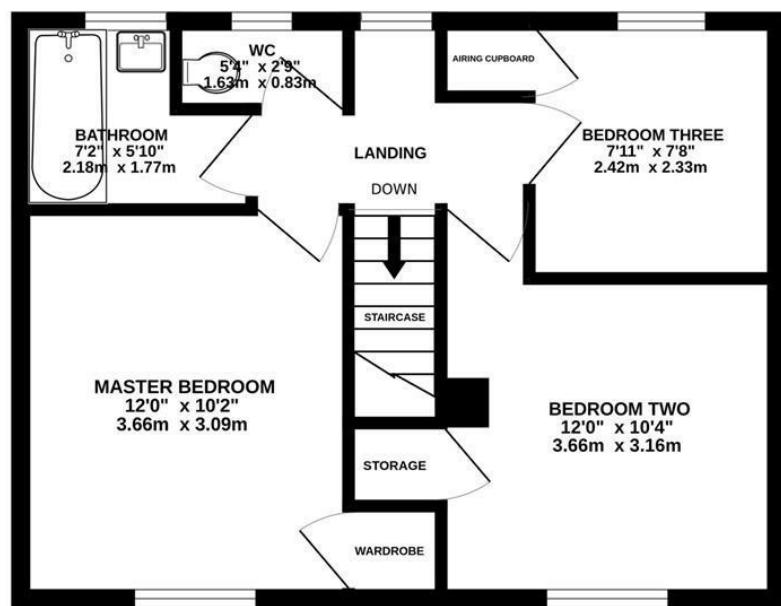


# BEN ROSE

GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 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	72	78
(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	

