



Balcarres Close, Leyland

Offers Over £224,950

Ben Rose Estate Agents are pleased to present to the market this well presented, three bedroom, semi detached property, located in a sought after residential area of Leyland, Lancashire. Nestled on a quiet cul-de-sac, just a short drive from Leyland town centre, the home benefits from easy access to superb local schools, shops, and amenities. Fantastic travel links are also available via the nearby train station, bus services and convenient access to the M6 and M61 motorways, making it ideal for commuters.

Stepping into the property through the entrance porch, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a charming central fireplace and large window overlooking the front aspect. From here, double doors lead through to the open-plan kitchen/diner, which spans the full width of the home. The fitted kitchen offers ample storage and a range of integrated appliances, including an oven, hob, fridge, microwave, dishwasher, and washing machine. The dining area provides ample space for a large family dining table, with double patio doors opening out onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master and third bedrooms benefiting from integrated storage. A modern four-piece family bathroom completes this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles and access to the attached single garage. The garage is equipped with power and lighting and benefits from an up-and-over door to the front, along with a single access door from the rear.

To the rear is a generously sized garden featuring a lawn and flagged patio, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





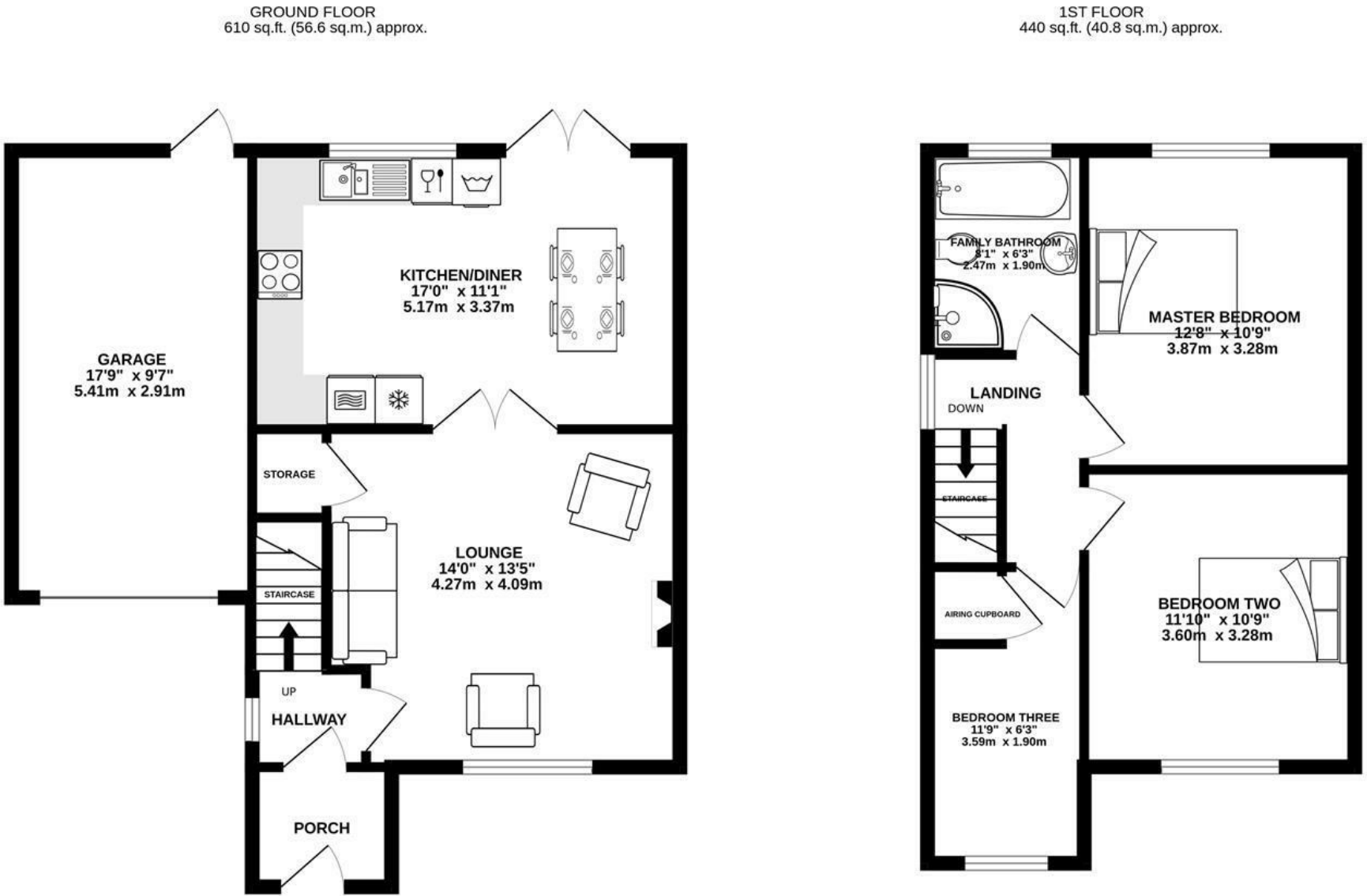








BEN ROSE



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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	72	86
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

