BEN ROSE



Lowther Crescent, Leyland

£220,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, situated in a popular residential area of Leyland. Offering generous living accommodation, a versatile converted detached garage and an impressive, secluded rear garden, this property provides an excellent opportunity for growing families looking for a home that combines comfortable everyday living with plenty of additional space. Ideally positioned within easy reach of Leyland town centre, the property benefits from a range of nearby shops, supermarkets, schools and everyday amenities, making it particularly convenient for family life. There are also excellent transport links nearby, including Leyland railway station, providing connections towards Preston and Manchester, alongside regular bus services and convenient access to the M6 and M61 motorways. The neighbouring towns of Chorley and Preston are also easily accessible, offering a wider selection of shopping, leisure and entertainment facilities.

Moving inside, an open porch leads into the welcoming reception hall, which provides a bright and airy first impression and houses the staircase to the first floor, with access through to the main living accommodation. Positioned to the left is the spacious front-facing lounge, featuring a large window that allows plenty of natural light to fill the room, alongside an attractive inset electric fire with timber beam mantelpiece, creating a pleasant focal point. Further benefits include a coved ceiling and useful understairs storage, while a door towards the rear leads through to the generously proportioned kitchen diner. This sociable space is particularly well suited to family life, offering ample room for a dining table alongside a modern fitted kitchen with a range of integrated appliances. Vinyl flooring, a rear-facing window and glazed double doors opening directly onto the garden provide a lovely connection between the indoor and outdoor living spaces.

An additional feature of the property is the detached garage, which has been thoughtfully converted to provide highly versatile accommodation. Accessed from the rear garden via a side entrance door, this space opens into a further kitchen diner, complete with a modern fitted kitchen, integrated appliances, laminate plank flooring and glazed double doors to the front. A small passageway, illuminated by a side-facing window, leads through to a two-piece WC, while directly ahead is a separate office, benefiting from its own side-facing window overlooking the rear garden. This additional accommodation offers fantastic flexibility for those working from home, requiring a dedicated hobby space or seeking somewhere for independent family use.

Moving upstairs, the first-floor landing provides access to three well-proportioned bedrooms. The master bedroom is positioned to the front of the property and benefits from a large front-facing window, allowing natural light to create a bright and comfortable sleeping environment, alongside an attractive coved ceiling. Bedroom two overlooks the rear of the home and features a half-height wood-panelled wall and laminate plank flooring, adding character to the room. Completing the accommodation is the third bedroom, which is positioned to the front and also benefits from decorative half-height wood panelling, making it an ideal children's bedroom, nursery or additional study space.

Externally, the property benefits from a tarmacked driveway to the front, providing off-road parking for up to two vehicles and leading directly towards the detached converted garage. There is also a neatly maintained front lawn, complemented by a large mature hedge bordering the left-hand side of the driveway, creating an attractive approach. To the rear is a particularly impressive, generously sized and secluded lawned garden, offering an excellent degree of privacy and providing plenty of space for children to play, entertaining guests or simply relaxing outdoors. Mature trees and established planted borders add to the garden's appeal, creating a pleasant, established setting. A flagged pathway runs down the right-hand side of the garden, leading to a further flagged area in the rear corner, where a large wooden garden shed and glass greenhouse provide useful additional storage and gardening facilities. Overall, this is a fantastic family home offering spacious accommodation, a highly versatile additional living space and a superb private garden, all within a convenient Leyland location. Early viewing is highly recommended to fully appreciate everything this property has to offer.





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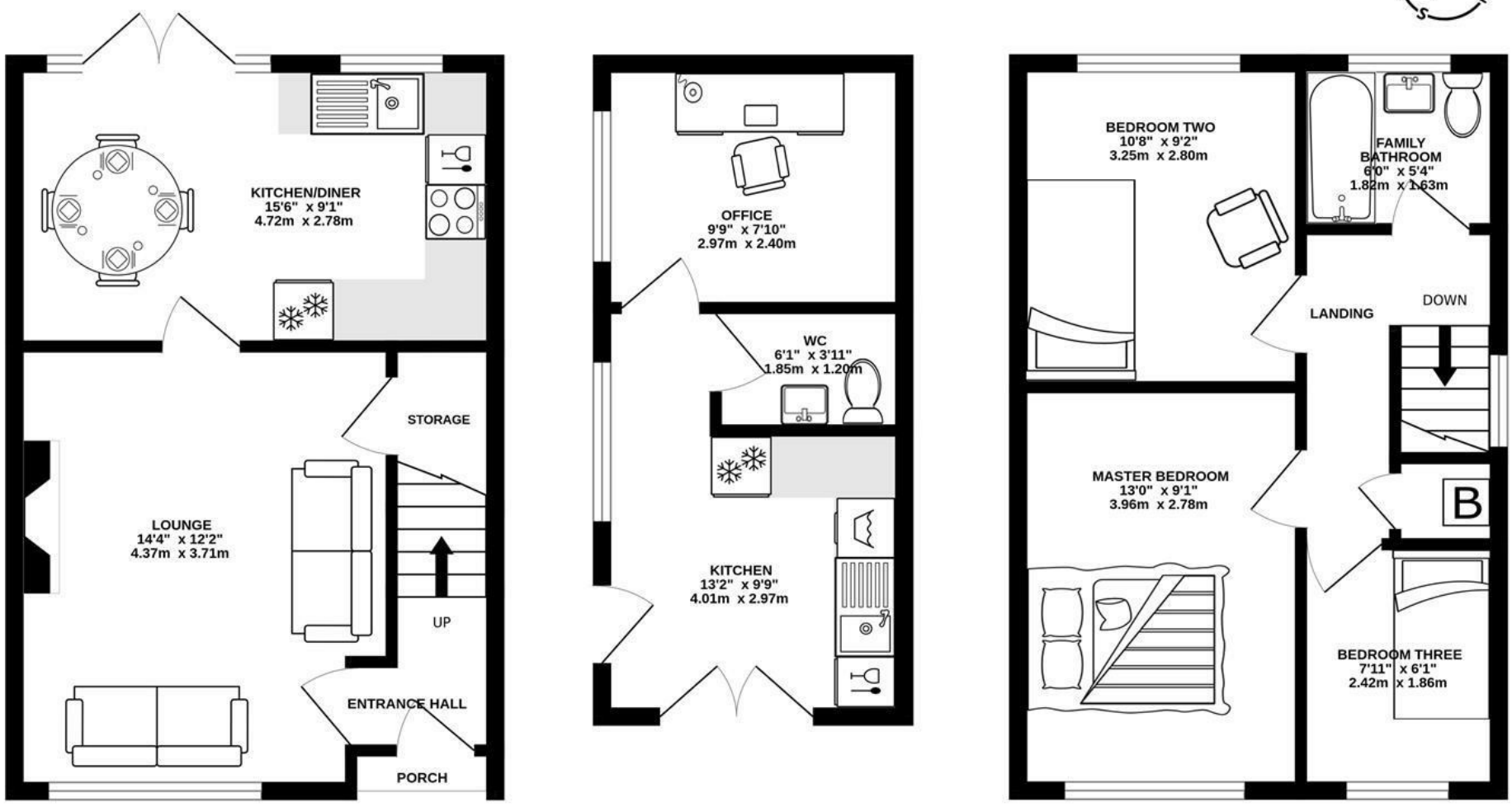


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GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

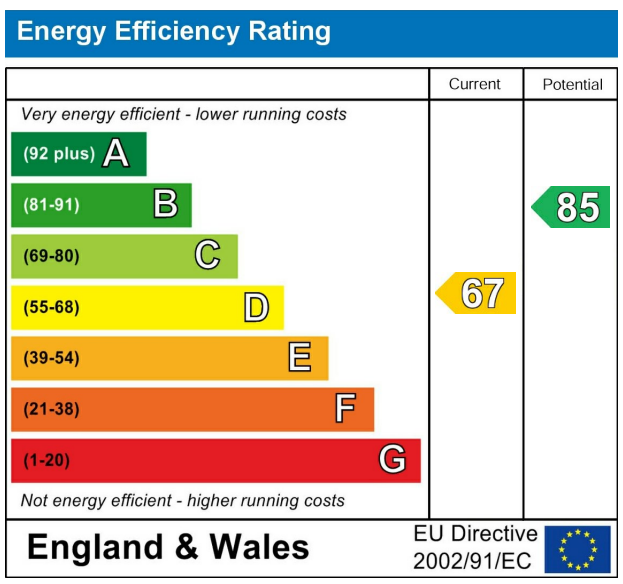
1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

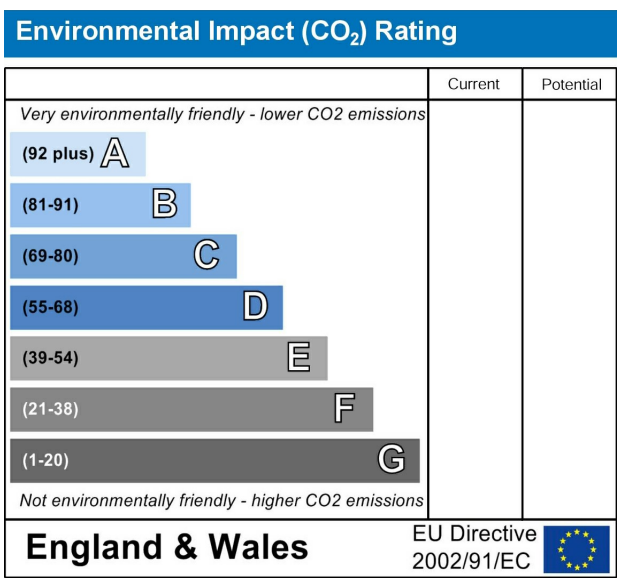


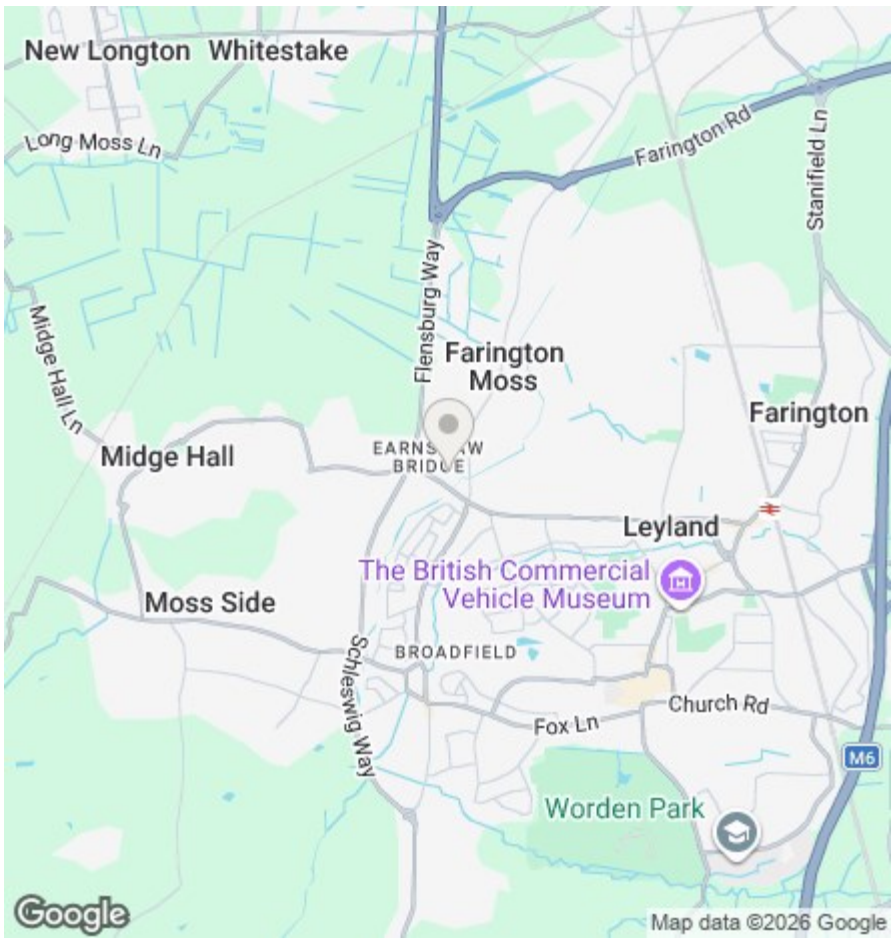
TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

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.







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