



Hunters Road, Leyland

Offers Over £250,000

Ben Rose Estate Agents are pleased to present to market this beautifully extended and immaculately presented three/four-bedroom semi-detached home, located in a highly sought-after area of Leyland, Lancashire. This stunning property offers stylish and modern living throughout, making it an ideal family home for those seeking both space and contemporary design. Perfectly positioned, the home is within easy reach of Leyland town centre, offering a superb range of local shops, bars, restaurants, pubs, and highly regarded schools. Excellent transport links are close by, including Leyland train station with direct services to Preston, Manchester, and Liverpool, as well as the M6, M61, and M65 motorways, ensuring easy access to surrounding towns such as Preston and Chorley.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the property's elegant and modern interior. The spacious lounge is positioned to the front of the home and features tasteful décor with plenty of natural light, creating a warm and relaxing living space for the family to enjoy. Just off the lounge is a versatile single bedroom, located within the side extension – ideal for use as a guest room, nursery, or dedicated home office. Towards the rear lies the true heart of the home – a stunning open-plan kitchen and dining area, recently extended and beautifully designed to offer a perfect blend of luxury and practicality. This space features bespoke contemporary kitchen units, integral appliances, and a central island with quartz composite stone worktops. Porcelain tiled flooring, Velux windows, and French doors leading out to the rear garden add both brightness and sophistication, making it the perfect setting for entertaining or family gatherings.

To the first floor, the property features three well-proportioned bedrooms. The master bedroom offers generous space for furnishings, while the second bedroom comfortably accommodates a double bed. The third bedroom is ideal as a single room, nursery, or home office.

Externally, the home continues to impress. To the front, there is a low-maintenance garden and a driveway providing parking for one car. The rear garden has been tastefully landscaped for easy upkeep, featuring a raised wooden decking area, slate gravel, and white stone pebbles with Indian sandstone stepping flags leading to an inviting patio seating space—perfect for outdoor dining or summer relaxation.

In summary, this is a truly exceptional family home that combines modern design, high-quality finishes, and a fantastic location. Early viewing is highly recommended to fully appreciate the lifestyle this beautiful property has to offer.













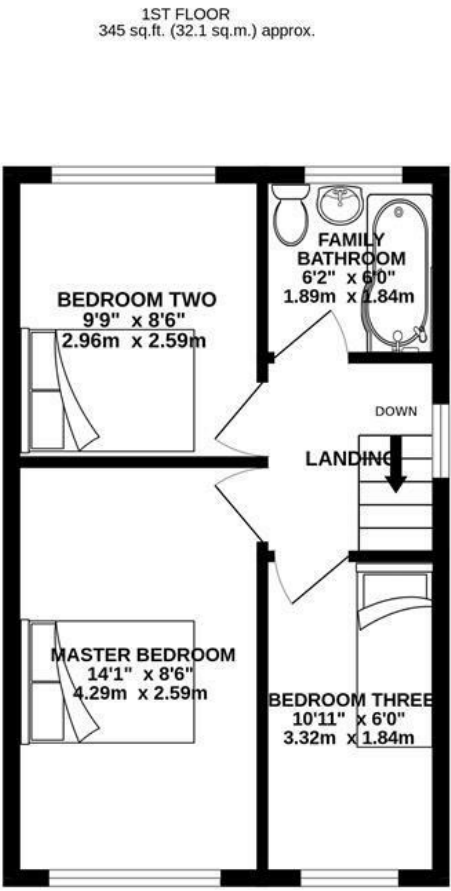
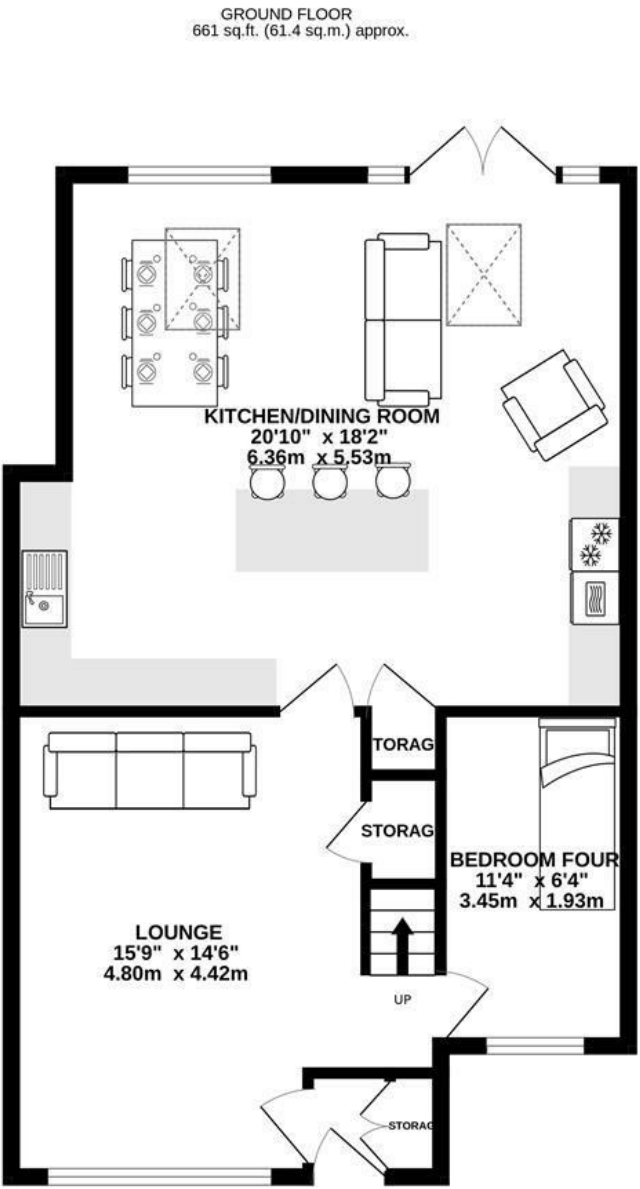








BEN ROSE



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
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		

