



Douglas Crescent, Leyland

£269,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom mid terrace home, situated in a sought-after residential area of Leyland, Lancashire. This tastefully decorated property offers a perfect blend of modern living and practical design, making it ideal for families and couples alike. Conveniently located, the home benefits from excellent travel links, including a reliable rail service from Leyland with connections to Preston, Manchester and Liverpool, as well as superb bus routes to Leyland, Preston and Chorley. The nearby M6, M61 and M65 motorways provide easy access for commuters. Residents will also enjoy close proximity to Leyland town centre, offering a wide range of shops, bars, restaurants, pubs and well-regarded schools.

Upon entering the property, you are welcomed into a bright entrance hall with access to a convenient ground floor WC. From here, you are led into a spacious and inviting lounge, perfect for relaxing or entertaining guests. To the rear of the home is a stunning full-width kitchen/dining room, featuring a modern fitted kitchen complete with integrated appliances including a dishwasher, oven and fridge/freezer. French doors open seamlessly into a newly built orangery, creating a wonderful additional living space with further French doors leading out to the garden.

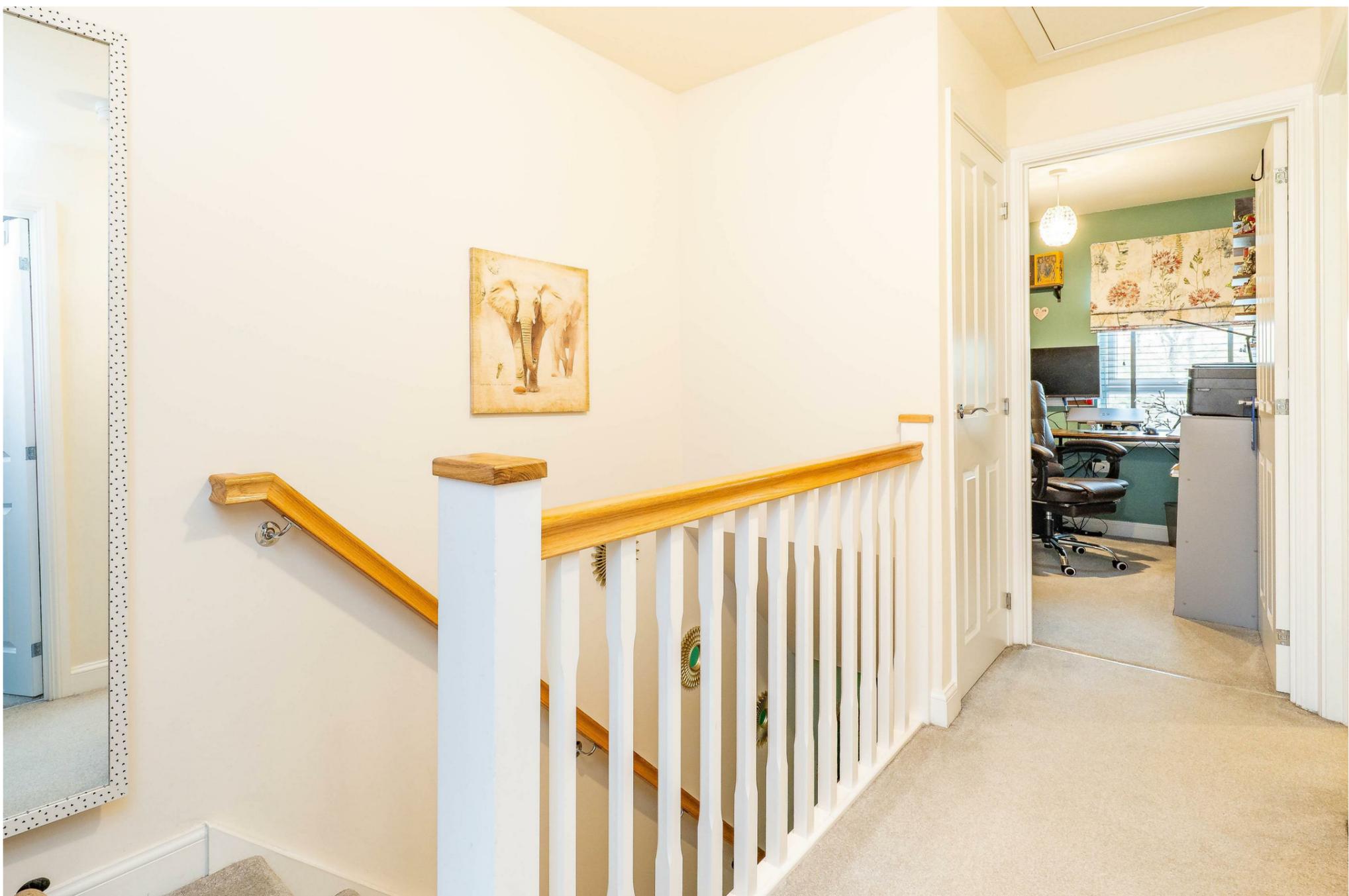
Moving to the first floor, the property continues to impress with a well-proportioned master bedroom benefitting from a stylish ensuite shower room. There is a second double bedroom and a third single bedroom, both offering flexibility for family living or home working. A contemporary three-piece family bathroom completes this floor. Additionally, the home benefits from a boarded attic, providing excellent storage potential.

Externally, the property offers a driveway to the front with space for up to two vehicles, along with the added benefit of an electric vehicle charger and solar roof panels for improved energy efficiency. To the rear, you will find a private, enclosed garden with high fencing, featuring a paved patio area, a well-maintained lawn and a useful shed. This fantastic home combines comfort, efficiency and location, making it an excellent opportunity not to be missed.







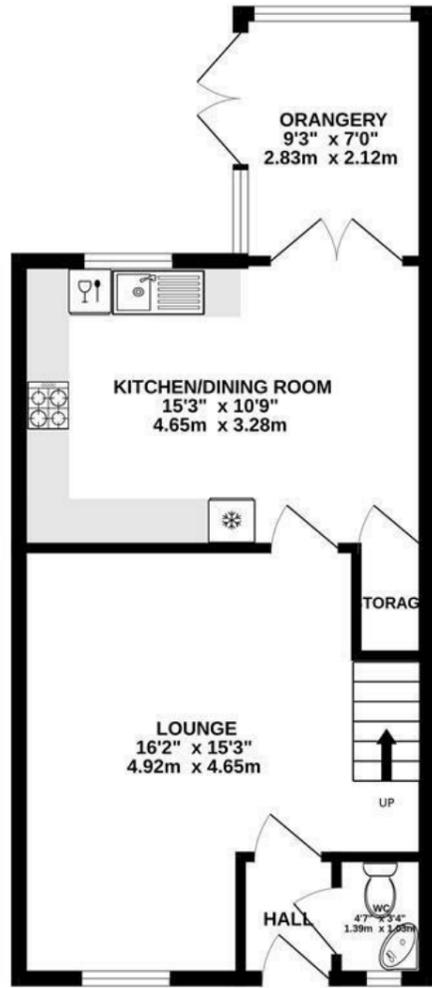




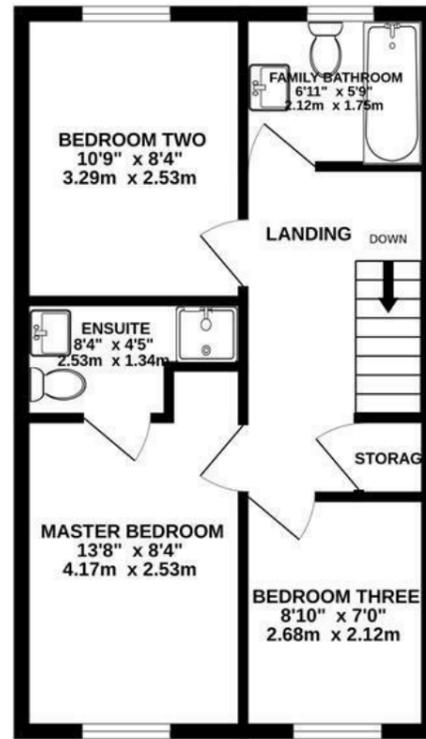


BEN ROSE

GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

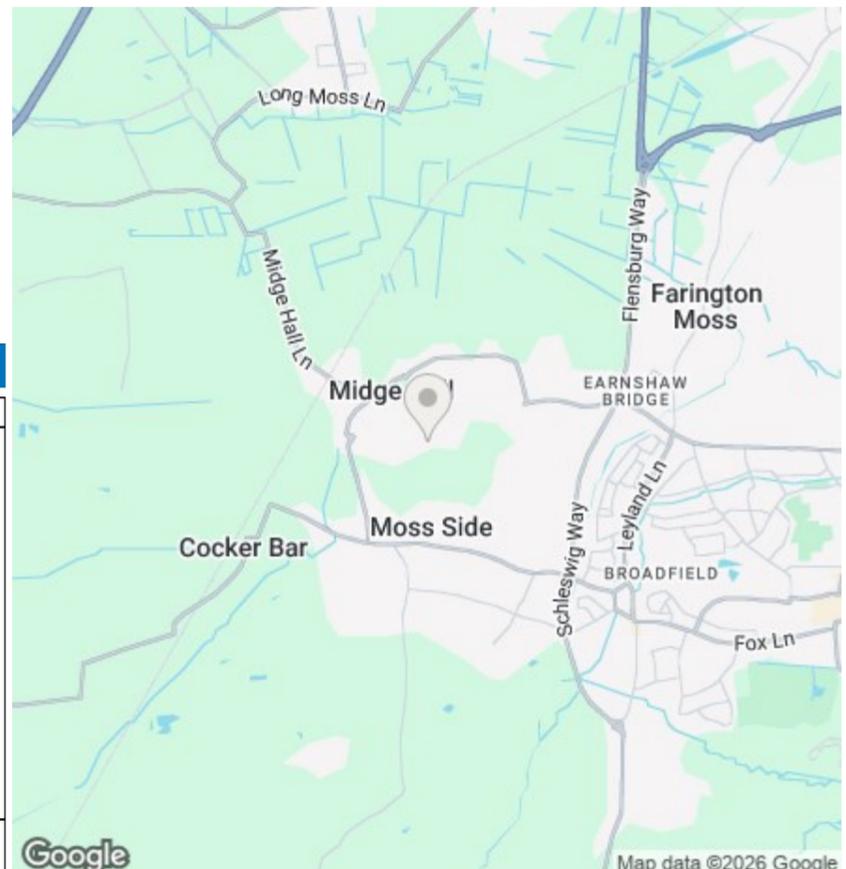


TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.

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	91	91
(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 (CO₂) 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	