



## Sycamore Gardens, Leyland

**Offers Over £260,000**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated detached home, ideally suited to families and couples seeking stylish, comfortable living in a sought-after area of Leyland. The property is situated on a quiet cul-de-sac and enjoys a prime position close to Leyland town centre, offering a wide range of local shops, bars, restaurants, pubs and well-regarded schools. Excellent travel links include a convenient rail service with routes to Preston, Manchester and Liverpool, as well as superb bus connections to Chorley and surrounding areas, with easy access to the M6, M61 and M65 motorways.

Upon entering the home, you are welcomed by a bright entrance hall leading to a convenient WC. The spacious lounge offers a comfortable and inviting setting, ideal for relaxation and entertaining. To the rear, the impressive full-width kitchen/dining room features a modern fitted kitchen complete with integrated oven, microwave, dishwasher, washing machine, wine fridge and fridge freezer, alongside ample space for family dining. French doors open directly onto the garden, allowing plenty of natural light to flow through the space.

To the first floor, the master bedroom is a generous double complete with fitted wardrobes and a stylish ensuite shower room. Bedroom two is also a well-proportioned double, whilst bedroom three benefits from a fitted wardrobe and is currently utilised as a walk-in wardrobe, offering flexible living arrangements. A contemporary three-piece family bathroom completes the accommodation.

Externally, the property benefits from a driveway providing off-road parking for three vehicles, along with a large detached garage with power. The rear garden is thoughtfully designed, featuring a paved patio, well-maintained lawn and wooden decking, creating an excellent outdoor space perfect for relaxing or entertaining, making this an exceptional home.

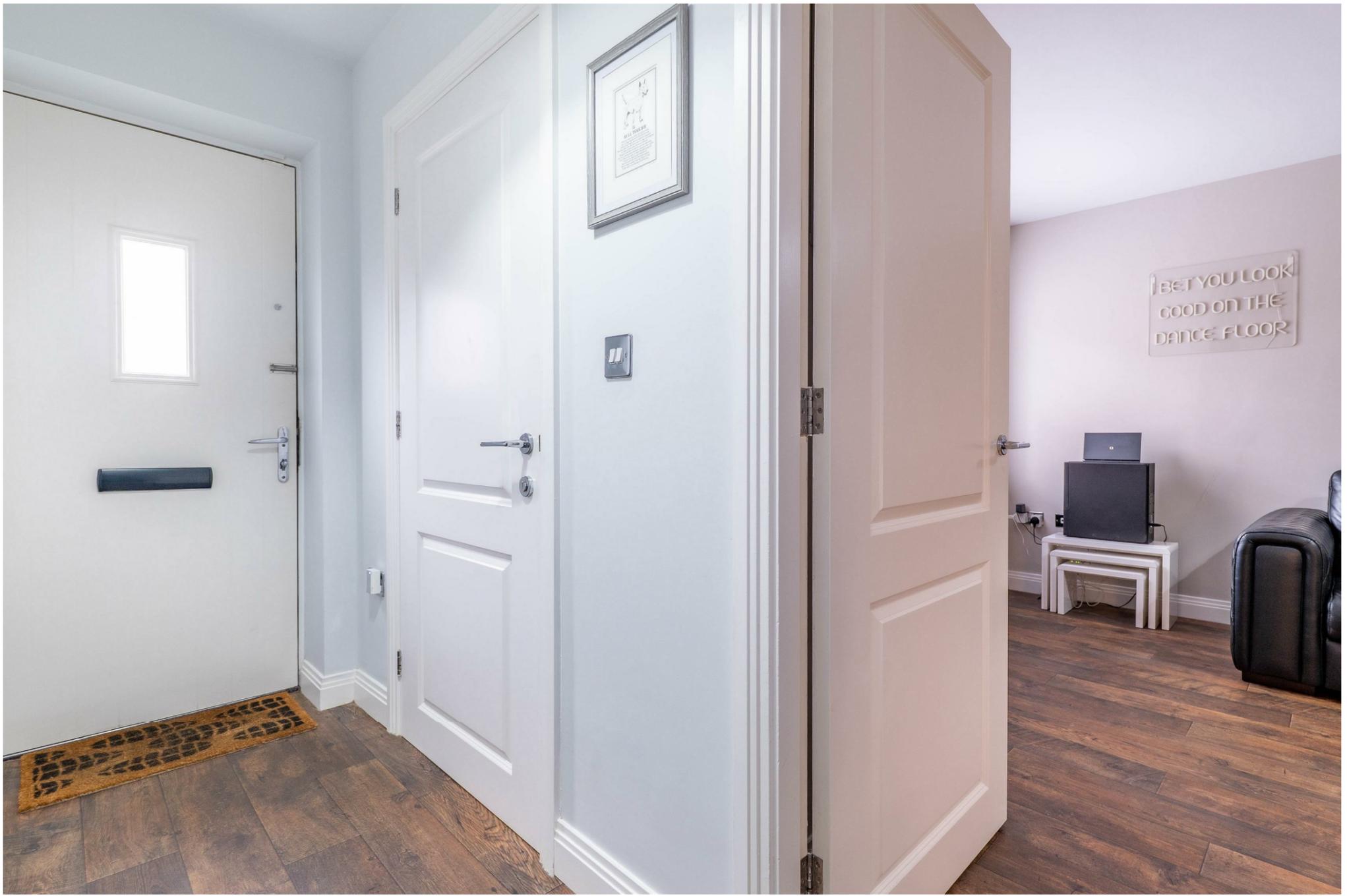














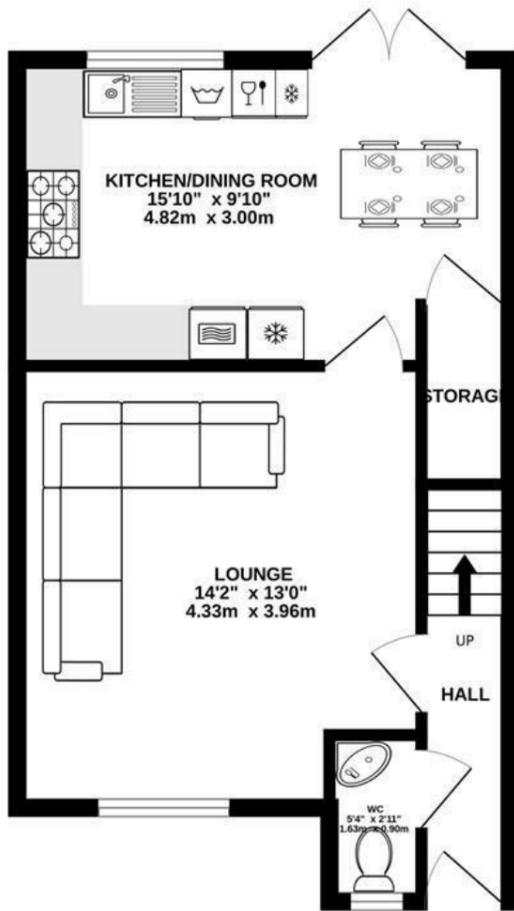




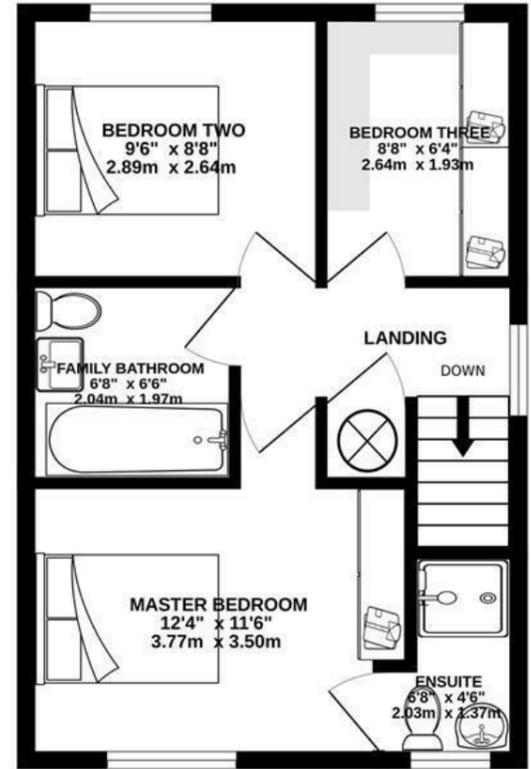


# BEN ROSE

GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.

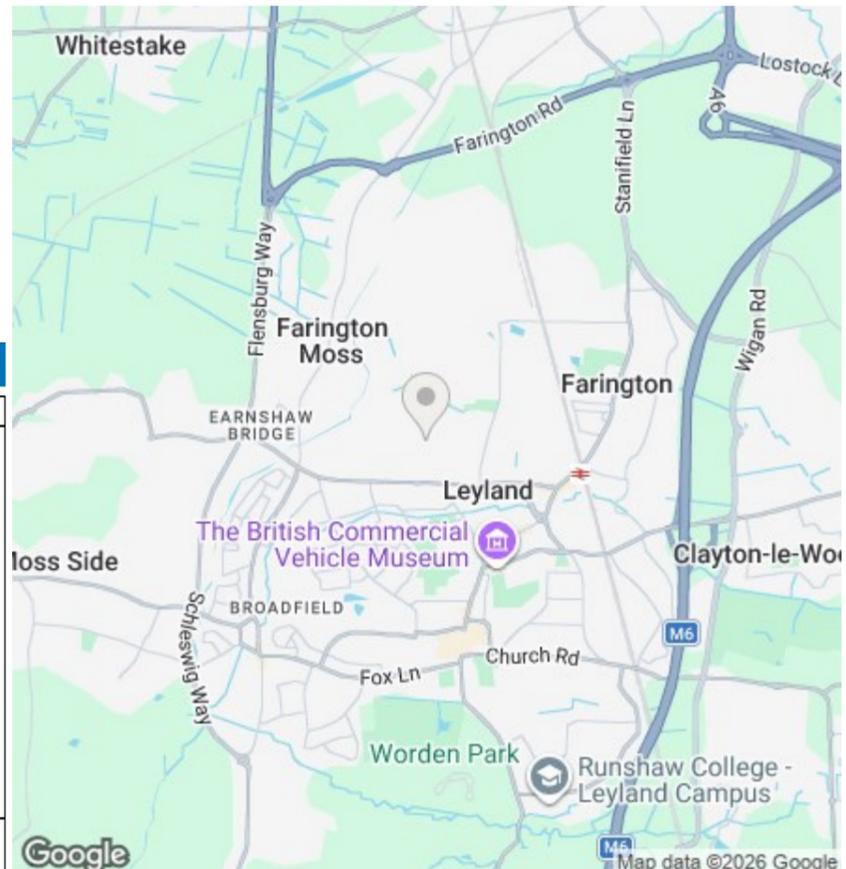


TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	