



Northbrook Road, Leyland

Offers Over £170,000

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached home, ideally located in the heart of Leyland. Nestled in a sought-after area, this property presents a fantastic opportunity for first-time buyers. Leyland itself offers a wealth of local amenities, including shops, schools, and recreational facilities, all within easy reach. The home also benefits from excellent transport links, with the M61 and M6 motorways nearby, ensuring seamless commuting.

Upon entering, you are welcomed into a spacious hallway that provides access to most of the ground floor rooms, along with a large under-stair storage cupboard. At the front of the home, the bright and airy lounge features a charming gas fireplace and a large bay window, allowing natural light to flood the space. Moving towards the rear, the generous kitchen/diner is fitted with a modern kitchen offering ample wall and base units, along with an integrated hob and oven. Dual aspect windows and patio doors leading out to the garden create an abundance of natural light, while the space comfortably accommodates a large family dining table. Adjacent to the kitchen, a well-sized utility room provides additional worktop space and convenient access to a downstairs WC.

The first floor boasts three well-proportioned bedrooms, including two spacious doubles. The master bedroom benefits from fitted wardrobes, while bedrooms two and three offer integrated storage solutions. The family bathroom features a three-piece suite with an over-the-bath shower, complimented by a handy storage cupboard housing the boiler.

Externally, the property enjoys a large wrap-around garden that is not overlooked, primarily laid to lawn with a patio area and access to the front of the home. The front of the property offers a spacious driveway with ample parking for multiple cars, along with a well-maintained lawn. With its desirable location, excellent transport links, and generous living space, this home is an ideal choice for first-time buyers looking to settle in Leyland.



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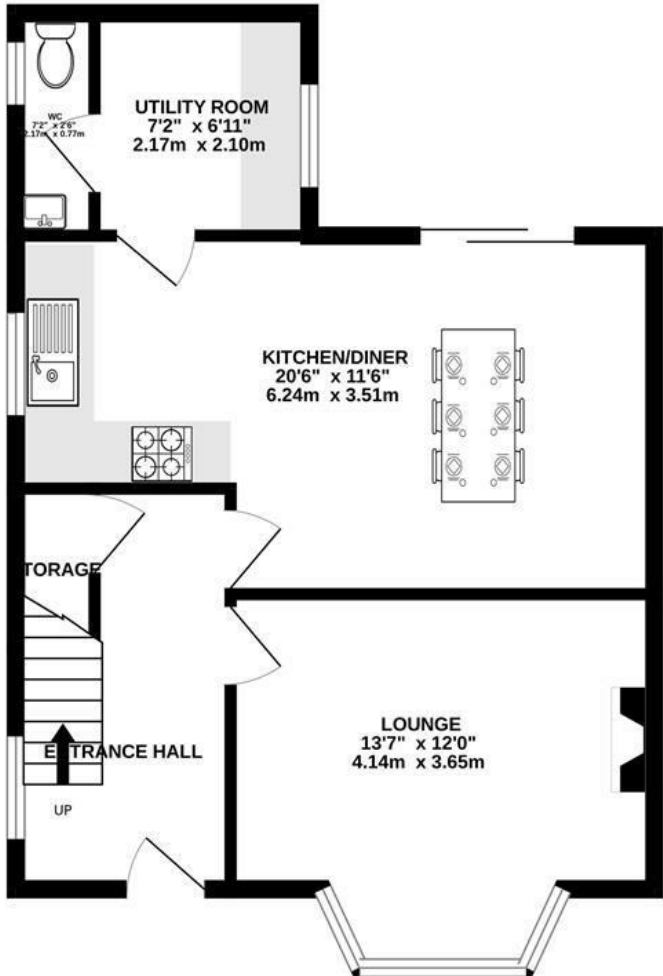




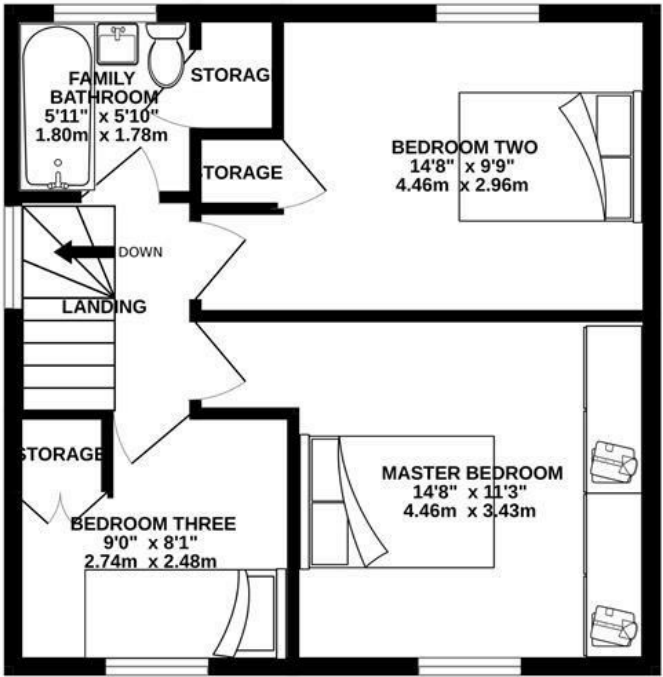


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GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
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	

