



Lever House Lane, Leyland

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to the market this spacious three-bedroom semi-detached bungalow, situated in a sought-after area of Leyland, Lancashire. Offering excellent potential for buyers looking to create their ideal home, this well-proportioned property would suit a variety of purchasers including couples, families, or those looking to downsize. Conveniently located within easy reach of Leyland town centre, the home benefits from a fantastic selection of local shops, cafés, bars, restaurants, pubs, and schools nearby. Excellent transport links are available via Leyland train station, offering direct services to Preston, Manchester, and Liverpool, as well as regular bus routes to Preston and Chorley. The M6, M61, and M65 motorways are also easily accessible, providing convenient links across the North West.

Stepping into the property, you are welcomed into a bright entrance hallway, providing access to the main living accommodation. To the front of the home is the spacious lounge, offering a comfortable living space filled with natural light and providing the perfect setting for relaxing or entertaining. To the rear, the fitted kitchen offers ample storage and space for freestanding appliances and provides access to the impressive conservatory, which extends the living accommodation and enjoys pleasant views over the garden. The conservatory offers versatile additional living space, ideal as a dining area, sitting room, or family space.

Also located on the ground floor are two well-proportioned bedrooms, both generous double with bedroom two benefiting from French doors opening into the conservatory, making it a versatile space suitable for use as a guest bedroom, home office, or hobby room. Completing this level is the practical family shower room.

Moving upstairs, you will find a useful landing area with storage, providing access to the third bedroom. This spacious room benefits from integrated storage and a built-in dressing table/desk, offering excellent versatility. The property has also recently benefited from a full electrical upgrade throughout.

Externally, the home is set back from the road behind a generously sized front garden. A private driveway runs alongside the property, providing off-road parking for multiple vehicles and access to the detached garage at the rear. The garage has recently been upgraded with new doors and windows and has been thoughtfully partitioned to create a separate garden room. The versatile garden room is currently utilised as a playroom but would also make an excellent home office, gym, or hobby space. The rear garden is a good size, featuring a spacious flagged patio area, outdoor lighting, and external electric points, creating a fantastic space for relaxing or entertaining.

This charming Leyland bungalow offers a fantastic opportunity for buyers seeking a spacious home in a desirable location, with excellent potential to personalise and enhance to their own taste. Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer.





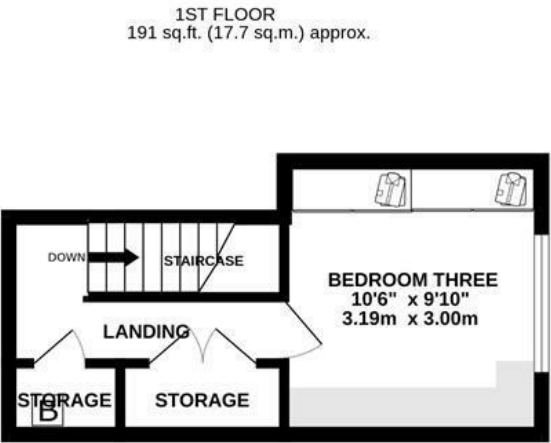
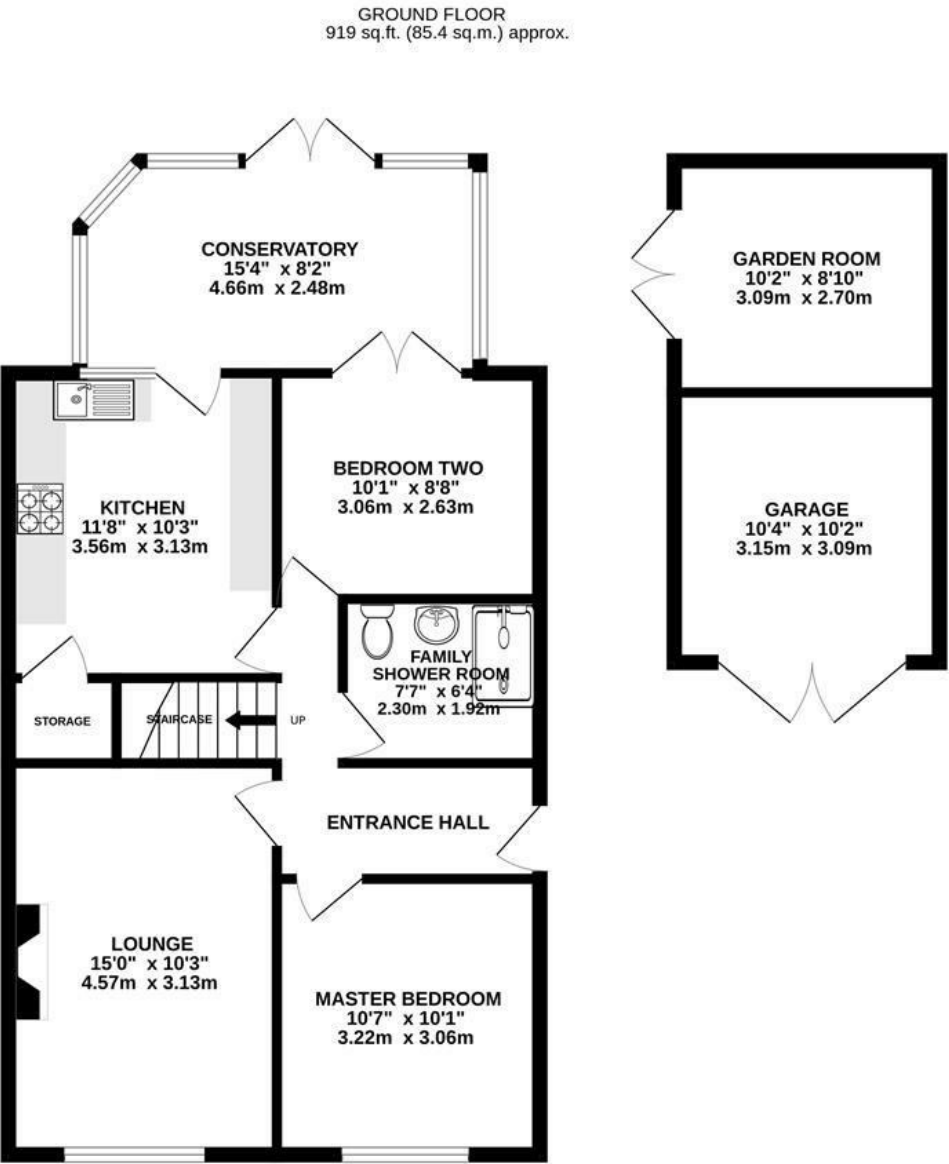








BEN ROSE



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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		
	58	69
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	

