



Fairhaven Road, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to the market this well presented two-bedroom semi-detached bungalow, situated in a quiet residential area of Leyland. This charming home would make an ideal purchase for a first-time buyer, those looking to downsize, or anyone seeking the convenience of single-storey living, while also offering excellent potential for those looking to extend and create an additional second floor, subject to the relevant planning permissions. The property is within easy commuting distance of major North West towns and cities via the nearby M6 and M61 motorways, while also benefiting from excellent local schools, nurseries, shops, and amenities. Residents can also enjoy the beautiful Lancashire countryside, which is just a short distance away, offering a wonderful balance of convenience and outdoor living.

Stepping into the property through the welcoming entrance porch, you are led into the main hallway, which provides access to all rooms. Directly ahead is the bright and spacious lounge, featuring a large front-facing window and a charming central fireplace. Continuing through the home, you will find the modern fitted kitchen, which offers ample storage and includes an integrated oven and hob, along with additional space for freestanding appliances. A single door from the kitchen provides access to the rear garden. Also off the hallway are two well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes. Completing the internal accommodation is a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, the home boasts a well-maintained front garden alongside a private driveway providing off-road parking. To the rear is a generously sized, low-maintenance flagged garden, which enjoys sunshine throughout the day and provides an ideal space for relaxing or entertaining. The property also benefits from access to a detached single garage.

Early viewing is highly recommended to avoid disappo







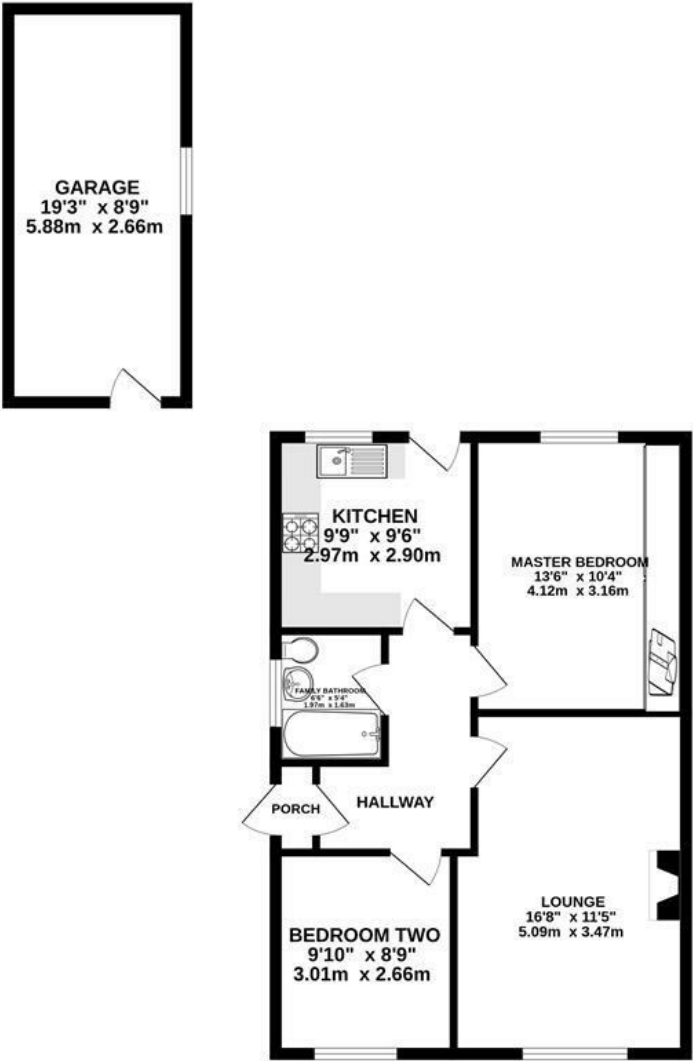






BEN ROSE

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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		86
(81-91) B		
(69-80) C	72	
(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 (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 

