BEN ROSE



Ashfields, Leyland

£275,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached bungalow, situated within a quiet cul-de-sac location in the highly desirable area of Leyland. Ideal for retired couples or those seeking convenient single-storey living, this well-maintained home offers spacious and versatile accommodation throughout, alongside beautifully kept gardens and a peaceful setting. The property enjoys close proximity to a range of everyday amenities including supermarkets, cafés, healthcare facilities and local shops, while Leyland town centre is only a short distance away. Excellent travel links are also nearby, with convenient access to the M6, M61 and M65 motorways, making travel towards Preston, Chorley and surrounding Lancashire areas highly accessible. Leyland train station also provides regular rail connections, while local bus routes and nearby green spaces further enhance the appeal of this delightful home.

Stepping inside, you are welcomed by a vestibule leading into the bright and inviting reception hall, which provides access to all rooms within the property. To the front is the spacious lounge, beautifully presented with a feature fireplace and a large bow window that fills the room with natural light, creating a warm and comfortable living space. An open archway leads through to the breakfast room, which offers ample space for dining and entertaining, while another archway opens into the modern fitted kitchen. The kitchen benefits from a range of integrated appliances, a practical breakfast bar and convenient access back into the hallway, as well as a separate door leading out to the rear garden. From the breakfast room, sliding doors open into the large and airy conservatory, offering a peaceful additional reception space with lovely views over the garden and direct access outside. The family bathroom is located off the hallway alongside all three bedrooms, with the generous master bedroom featuring fitted wardrobes and pleasant views overlooking the rear garden, while bedroom two enjoys views towards the front garden.

Externally, the property continues to impress with a driveway positioned to the rear, providing off-road parking for up to three vehicles and leading to the garage, which benefits from an electric door for added convenience. To the front is a well-kept garden that enhances the home’s attractive kerb appeal and welcoming presence within the cul-de-sac. The landscaped rear garden offers a private and secluded outdoor retreat, featuring a lawned area alongside flagged patio sections ideal for relaxing or enjoying outdoor dining during the warmer months. The garden also benefits from a greenhouse and garden shed, perfect for those with a passion for gardening. Combining peaceful surroundings, spacious accommodation and excellent accessibility to local amenities and transport links, this lovely detached bungalow presents a wonderful opportunity for comfortable and relaxed living in a sought-after Leyland location.















T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB























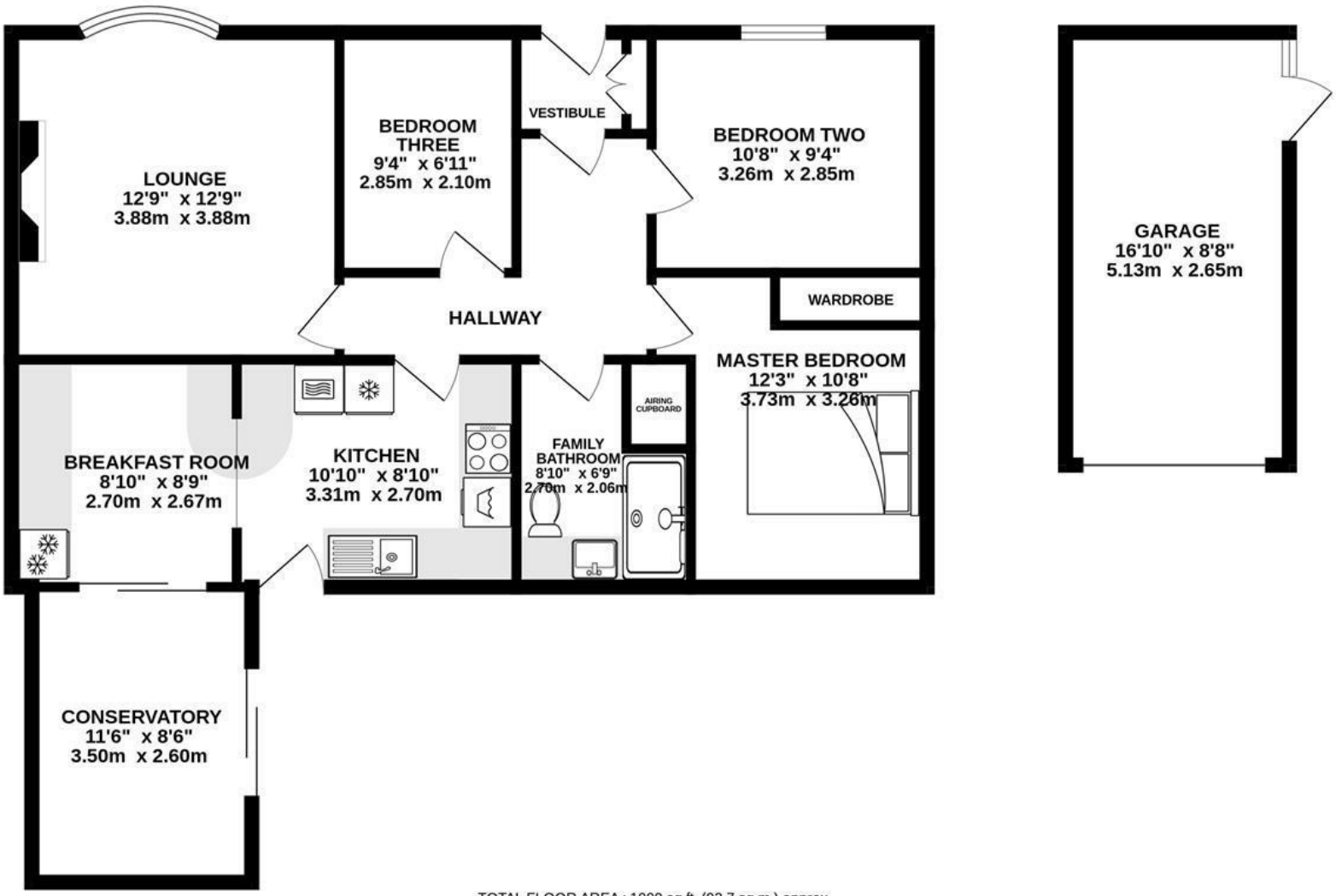




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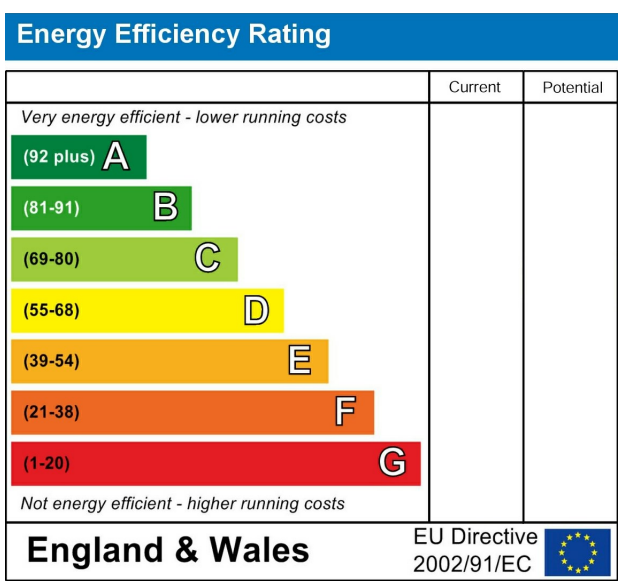
GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.

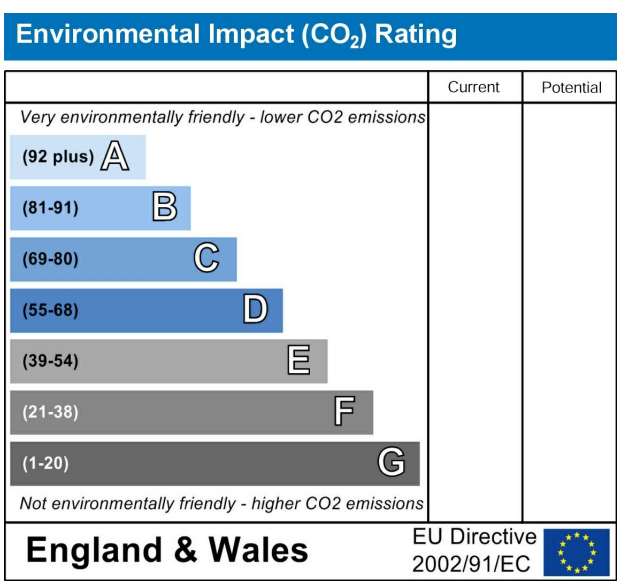


TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

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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