



## Blaydike Moss, Leyland

**Offers Over £300,000**

Ben Rose Estate Agents are thrilled to bring to market a rare and wonderful opportunity to acquire this charming three-bedroom detached true bungalow, offering well-maintained and spacious living in one of Leyland's most desirable residential areas. Set in a peaceful location with a woodland park just a short walk away, this delightful home presents versatile accommodation ideal for family life, with excellent access to both Chorley and Preston, as well as highly regarded local schools.

Upon entering the property, you are welcomed into a central hallway that provides access to the majority of the rooms. To the rear of the home lies a generous lounge, filled with natural light, featuring a characterful brick fireplace and patio doors that lead into a spacious conservatory. This bright and versatile room enjoys tranquil views of the southwest-facing garden and offers direct access to the outdoor space, making it perfect for relaxation or entertaining.

The modern kitchen is thoughtfully designed and includes integrated appliances such as a washing machine, fridge, freezer, and cleverly hidden fold-out ironing board and waste bins, blending style with functionality. Moving back through and toward the front of the home, the beautiful dining room is a standout feature, with its floor-to-ceiling windows allowing for an abundance of natural light, high ceilings enhancing the sense of space, and enough room to comfortably accommodate a six-seater or larger family dining table. The dining room also connects directly to the hallway.

The home offers three well-sized bedrooms, two of which are spacious doubles, all accessible from the main hallway. A built-in storage cupboard is also located here, along with a well-proportioned three-piece family bathroom complete with a walk in shower.

The rear garden is a particularly attractive and secluded space, generous in size and ideal for enjoying sunny days thanks to its southwest orientation. It features both a patio and a well-kept lawn, bordered by mature shrubs and trees, offering privacy and a natural backdrop. From the garden, you can also access the detached single garage and driveway. The front of the property is equally well maintained, with a beautifully landscaped garden, a neatly kept lawn, and mature planting that adds both charm and seclusion. A private driveway provides off-road parking for two vehicles.

This exceptional home offers a rare combination of space, quality, and location. With its proximity to outstanding schools, scenic parkland, and excellent transport links, early viewing is strongly recommended to avoid missing out on this unique opportunity.















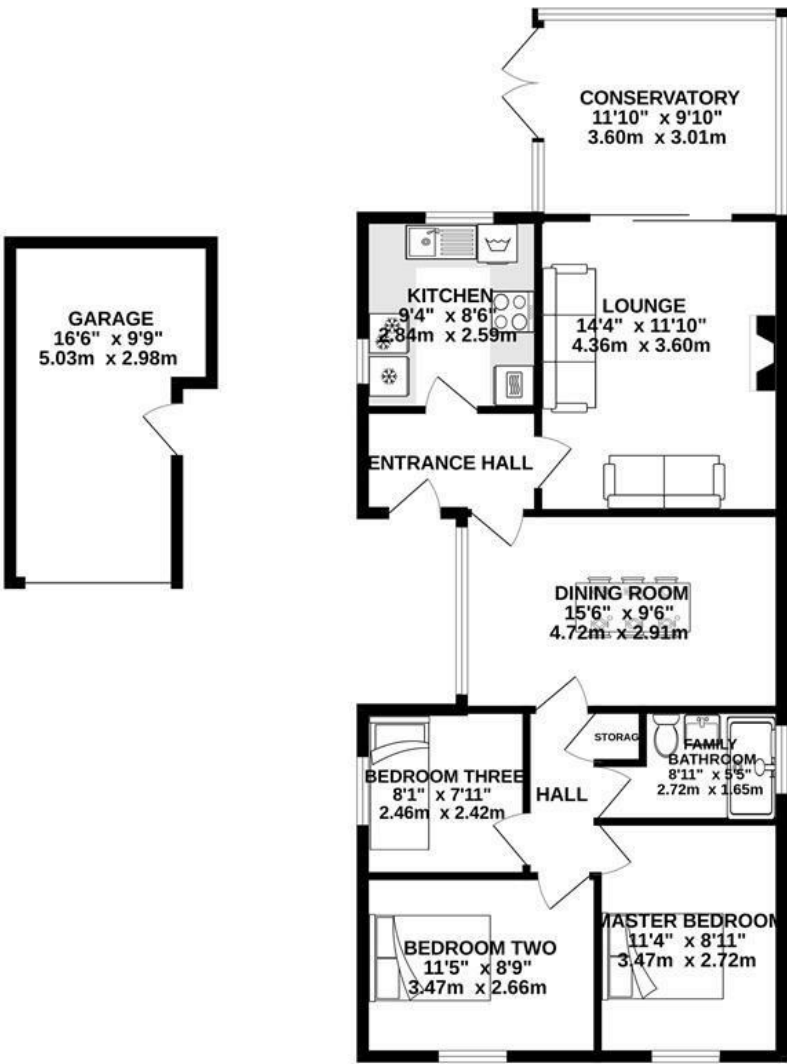






# BEN ROSE

GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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.  
Made with Metropix ©2025



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	64	82
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

