BEN ROSE



Alandale Close, Leyland

Offers Over £375,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached family home, located in a quiet and highly sought-after residential area of Leyland. This extended home offers spacious and versatile living accommodation throughout, making it ideal for buyers seeking a move-in-ready property. Ideally situated, the home is just a short five-minute drive from Leyland town centre, which provides a wide range of local shops, excellent schools, and everyday amenities. The location is also perfect for commuters, benefiting from superb transport links including easy access to the M6 and M61 motorways, Leyland train station, and convenient local bus routes.

Stepping into the property, you are welcomed into the entrance hall, which flows seamlessly into the heart of the home where the spacious dining room is located. This central space offers ample room for a large family dining table and houses the staircase to the upper level, along with access to a convenient WC. From here, you will enter the bright and spacious lounge, which features an elegant triple skylight and double patio doors that open onto the rear garden, creating a light-filled and inviting living space. Adjacent to the lounge, and accessed via the dining room, is the recently fitted kitchen. The contemporary kitchen boasts sleek wall and base units, offering ample smart storage, along with high-spec integrated appliances including a double fridge, double freezer, oven, microwave, and downdraft hob. A Quooker tap provides instant boiling water, while a breakfast bar offers a perfect spot for casual dining. A single door also provides access to the side of the property. Completing the ground floor is a generously sized office with built-in cabinetry and a large window overlooking the front aspect, as well as a versatile additional reception room featuring bespoke fitted storage.

Moving upstairs, you will find three well-proportioned double bedrooms, all benefiting from integrated storage, with the master bedroom also boasting a private ensuite shower room. A modern four-piece family bathroom completes this level.

The home also benefits from a fully boarded loft, complete with lighting and a convenient pull-down ladder for additional storage.

Externally, the front of the home is beautifully maintained and features an extensive driveway, providing off-road parking for multiple vehicles. To the rear is a secluded garden, with a central lawn and flagged patio surrounded by established borders - creating a perfect space for relaxing or entertaining. The garden also includes a practical storage shed and benefits from outdoor lighting to both the front and rear.

Early viewing is highly recommended to avoid potential dissapointment.





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





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





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





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

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











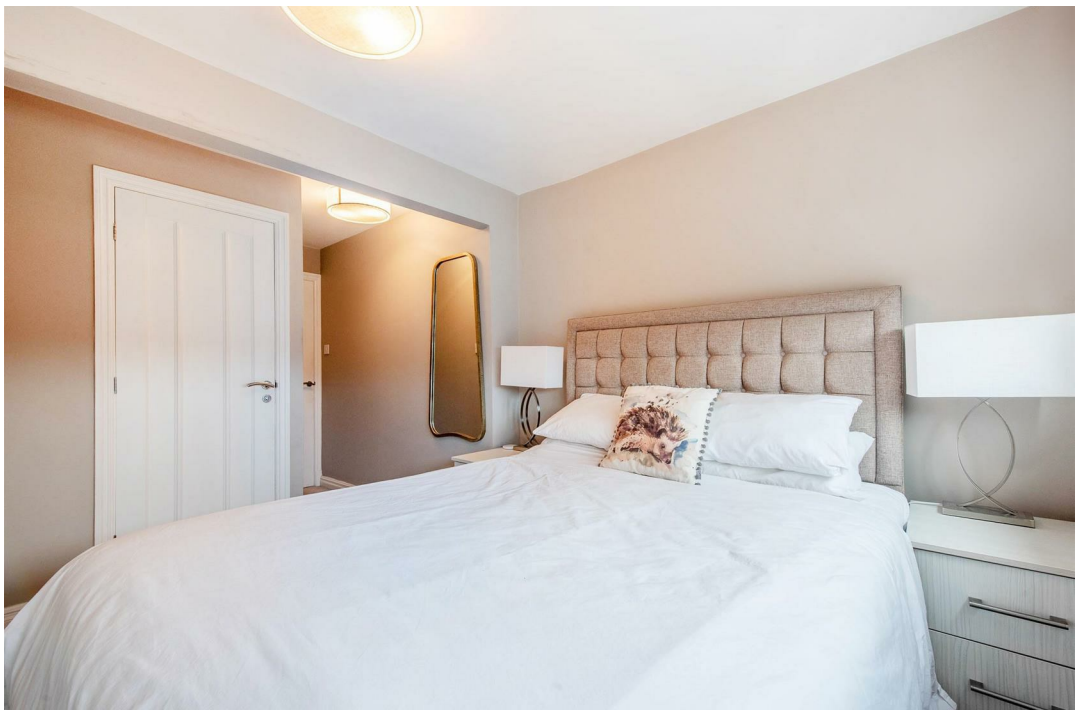
T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB
















JOY











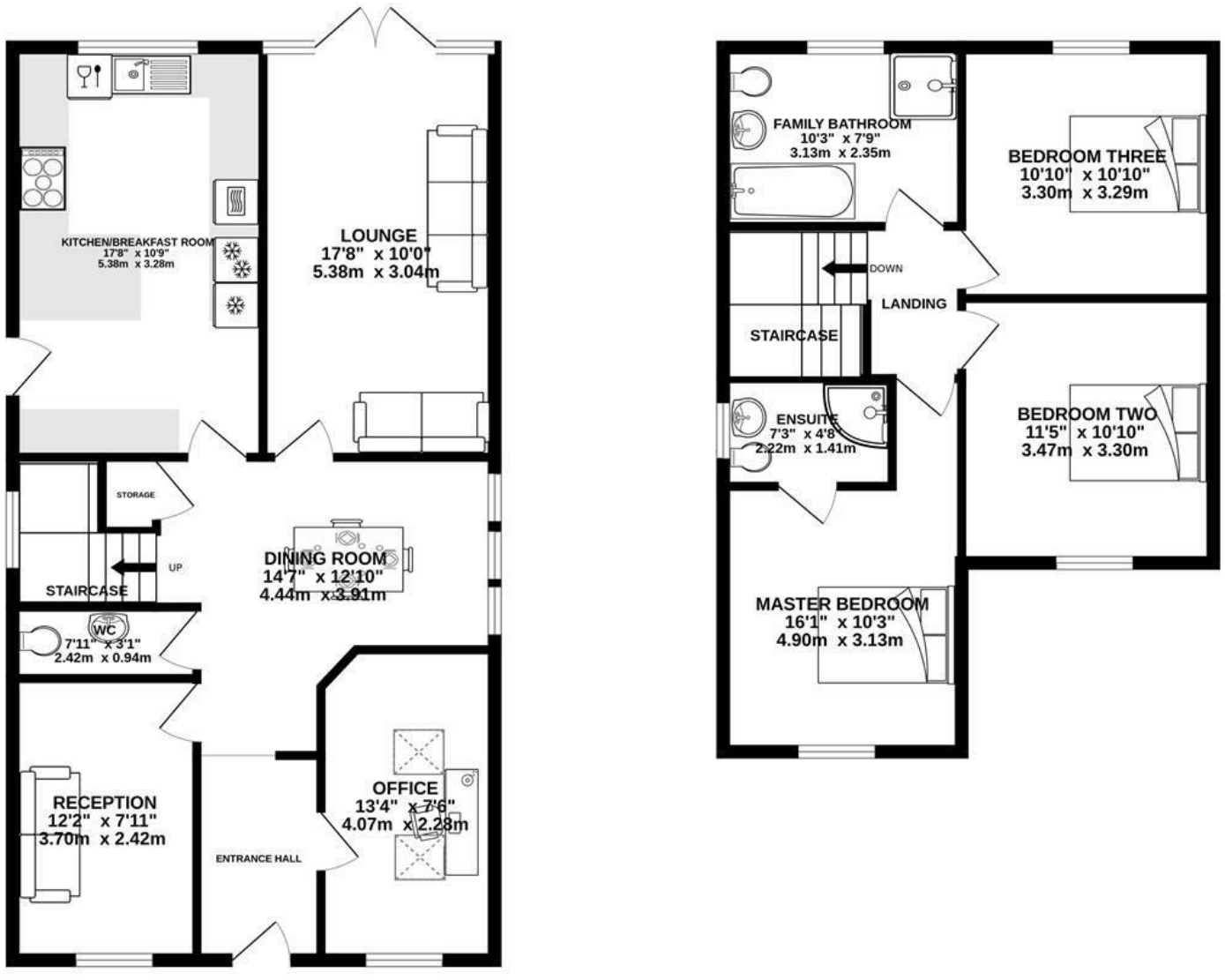


T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.

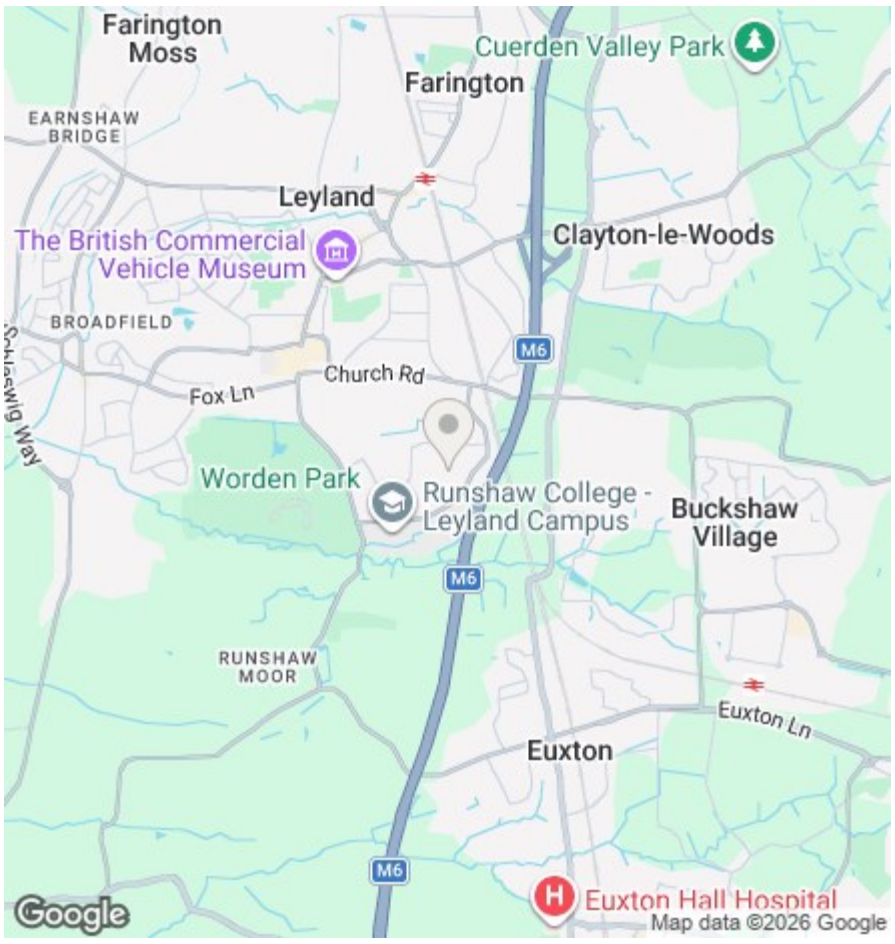
1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.

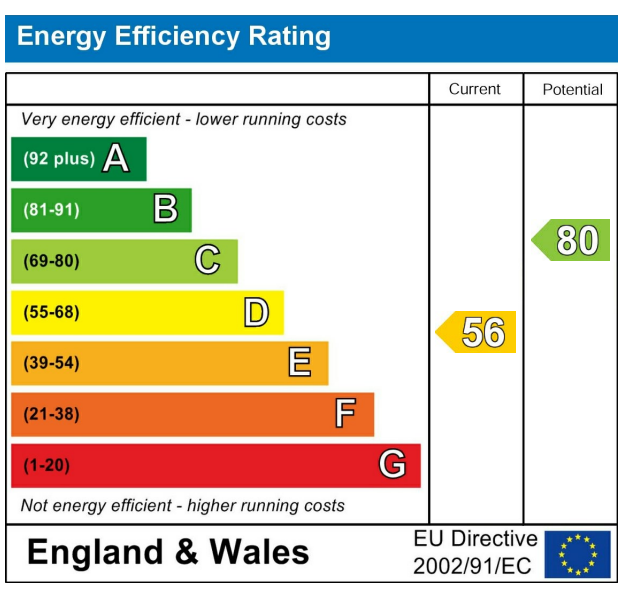


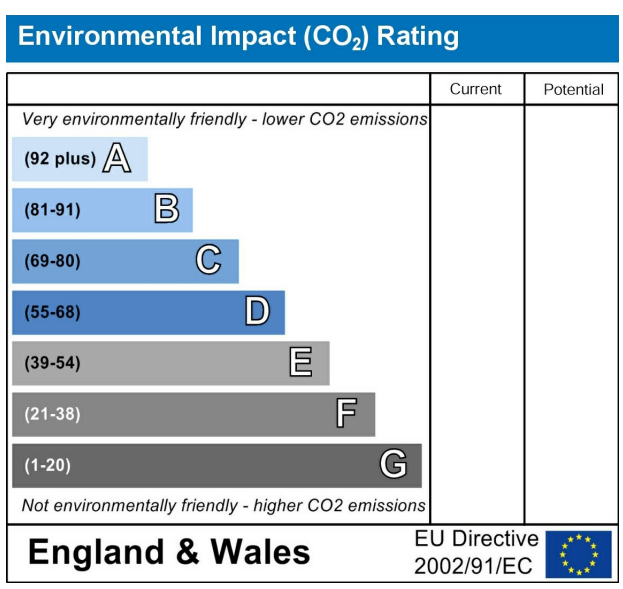
TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

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 ©2026

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.







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