



Leyland Lane, Leyland

Offers Over £475,000

Ben Rose Estate Agents are pleased to present to market this charming and beautifully extended four-bedroom detached home, dating back to the early 1900s and set within a highly sought-after area of Leyland. Blending period character with modern comfort, this stunning property boasts a wealth of original features, including elegant bay windows and original tiled flooring, while offering generous living spaces ideal for growing families. Perfectly positioned, the home benefits from excellent local amenities including highly regarded schools, shops, cafes, and parks. For commuters, Leyland train station is just a short drive away, offering direct links to Preston, Manchester, and beyond, while superb road connectivity is provided via easy access to the M6, M61, and M65 motorways. The nearby towns of Chorley and Preston offer further amenities, with Worden Park and Cuerden Valley Park both close by for weekend strolls and family days out.

As you step into the welcoming reception hall, you're greeted by the warmth of the original tiled flooring, a nod to the home's heritage. To the left, a versatile office space bathed in natural light from the bay window provides the ideal setting for home working or quiet study. To the right, the cosy lounge is perfect for relaxing evenings, with its inviting feature fireplace and further bay-fronted window enhancing the characterful charm. Moving through the home, the heart of the property lies in the impressive open-plan kitchen, dining, and seating area – a true showstopper. The bespoke country-style kitchen is thoughtfully designed, complete with a range of integrated appliances, a large central island, and a walk-in pantry cupboard. This space flows beautifully into a dining space and a casual seating area, all overlooking the garden via patio doors – perfect for both everyday family living and entertaining. Completing the ground floor is a generous utility room with ample storage and a conveniently located WC.

The first floor continues to impress, offering four well-proportioned bedrooms, each thoughtfully laid out to cater to a family's needs. The master bedroom features its own en-suite shower room, creating a private retreat. Bedroom two is a standout, benefiting from its own private dressing room – an ideal space for added storage or a personal dressing area. The remaining bedrooms are equally spacious and bright, with each offering comfortable accommodation. A beautifully finished, boutique-inspired family bathroom serves the home, boasting a freestanding bath, a separate walk-in shower, and elegant fixtures – all creating a spa-like experience for everyday indulgence.

Externally, the property enjoys an enviable position with a carriage-style driveway providing off-road parking for multiple vehicles, while also leading to the integrated garage which includes useful loft storage. To the rear, the sizeable garden offers a wonderful outdoor space for the whole family. Stepping out from the patio doors, you arrive at a paved and covered seating area that currently features a cat/dog run – easily removable to open up the garden further. Beyond this, a large lawn is bordered by mature hedging, offering excellent privacy and a safe, enclosed space for children and pets to play.

This delightful family home, full of character and versatility, offers an exceptional opportunity to own a piece of Leyland's history while enjoying all the conveniences of modern living.



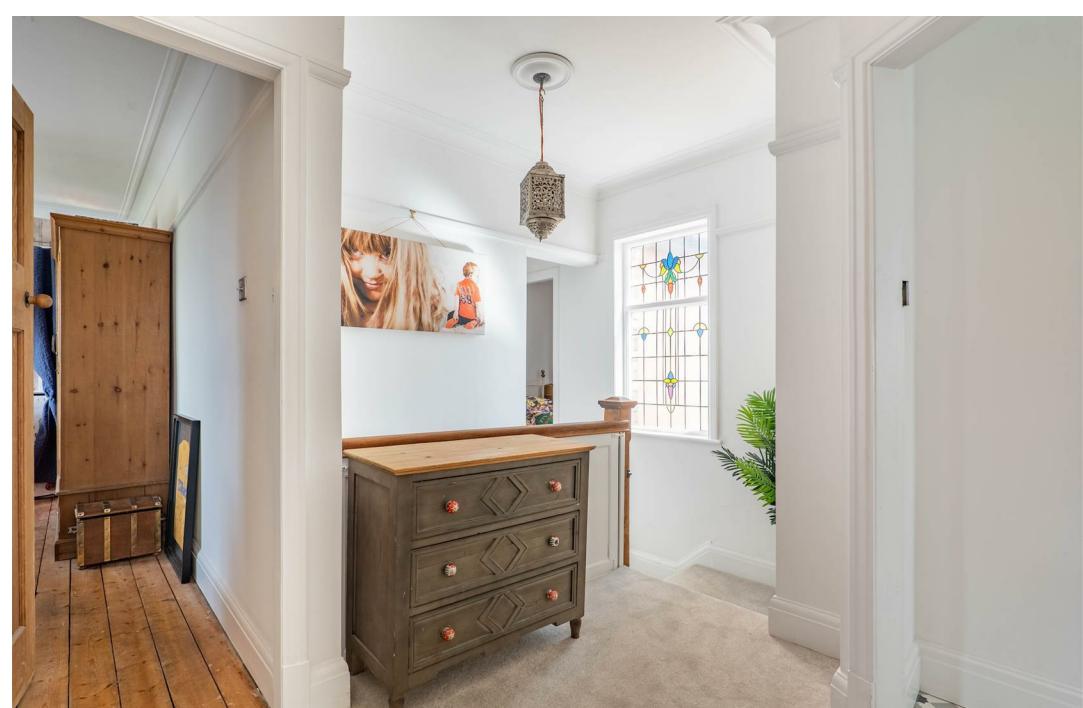




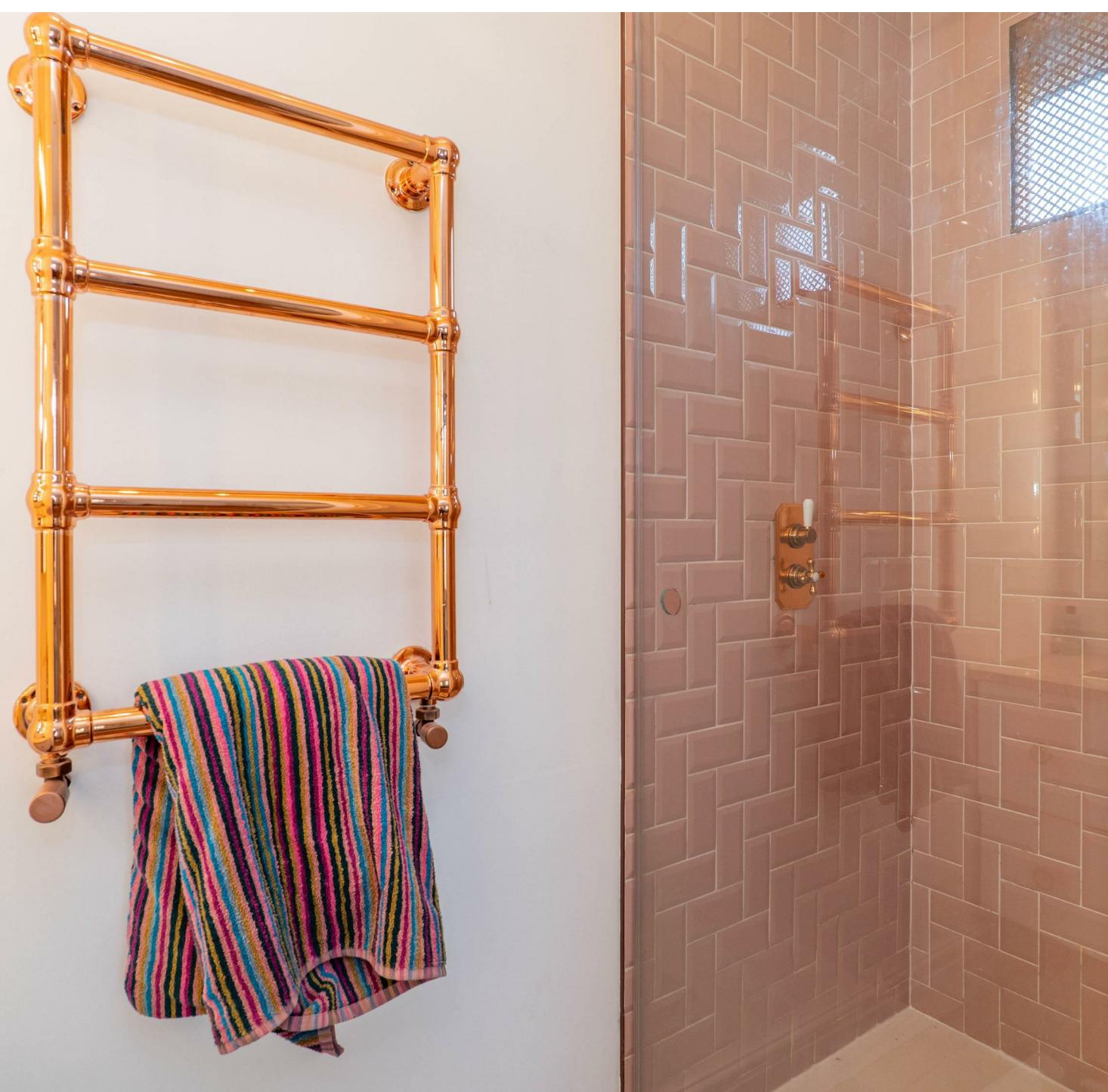
















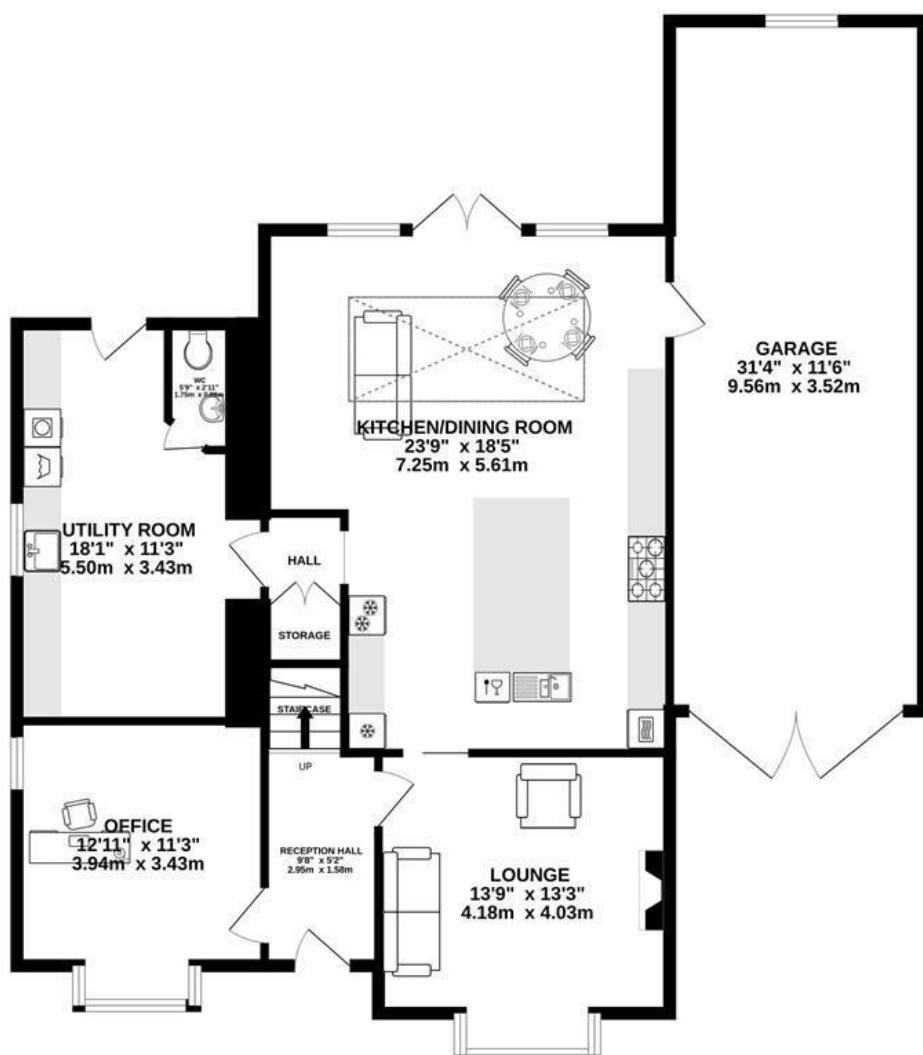




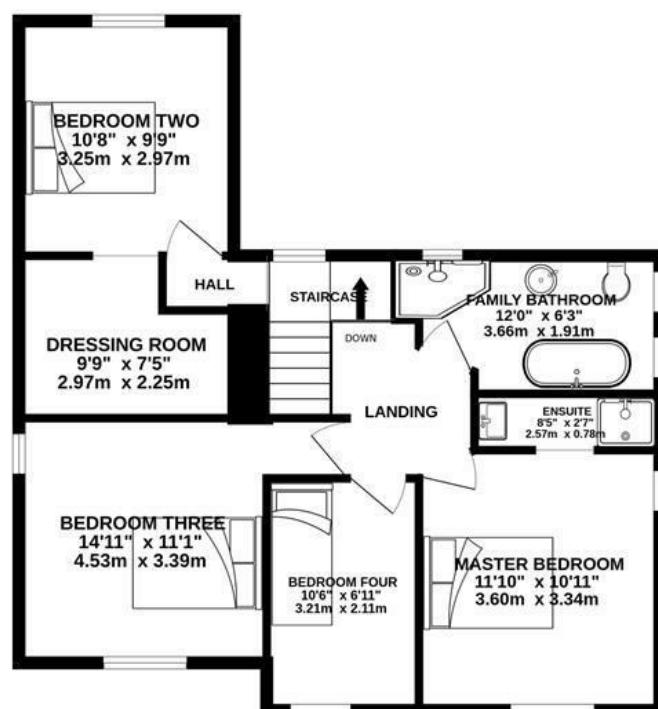


BEN ROSE

GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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.

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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 | | |
| 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 | |
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