



Western Drive, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this charming and deceptively spacious, three-bedroom bungalow situated on a quiet and sought-after residential street in Leyland. The home is ideally positioned close to superb local schools, shops, and amenities, with fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you are greeted by a welcoming entrance hallway, from which all rooms can be accessed. Across the hallway is the spacious lounge, overlooking the front aspect. At the end of the hallway, you'll find the bright and airy kitchen at the rear. The kitchen is generously sized, offering ample worktop space, room for freestanding appliances, and a breakfast bar for casual dining. Sliding patio doors from the kitchen lead out to the garden.

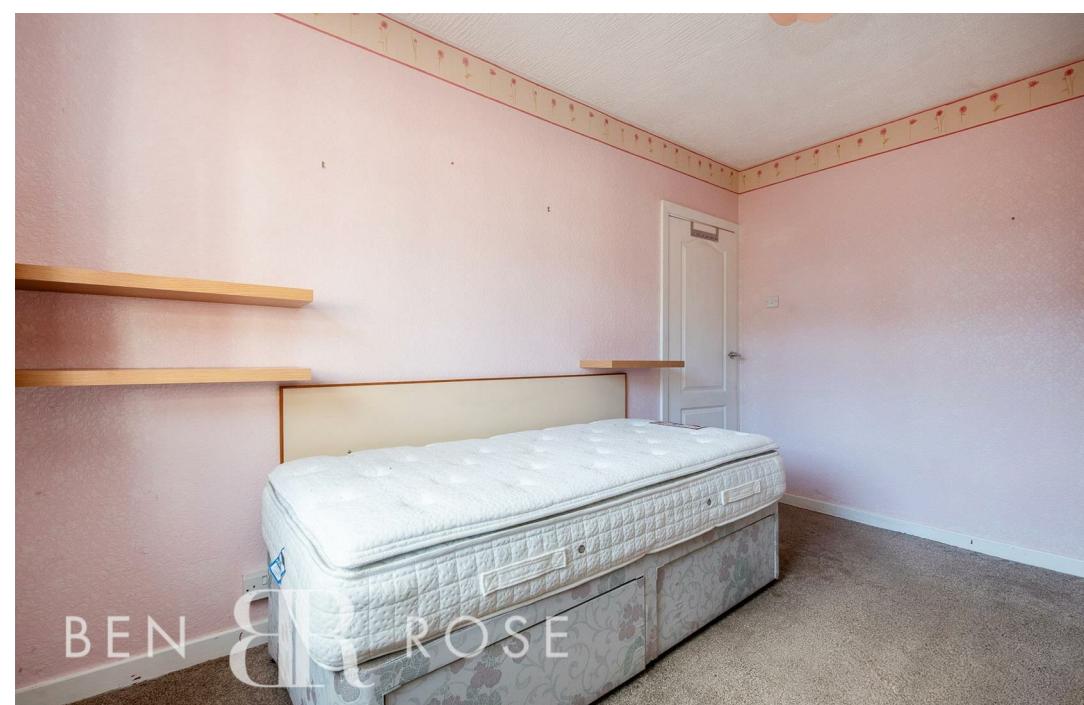
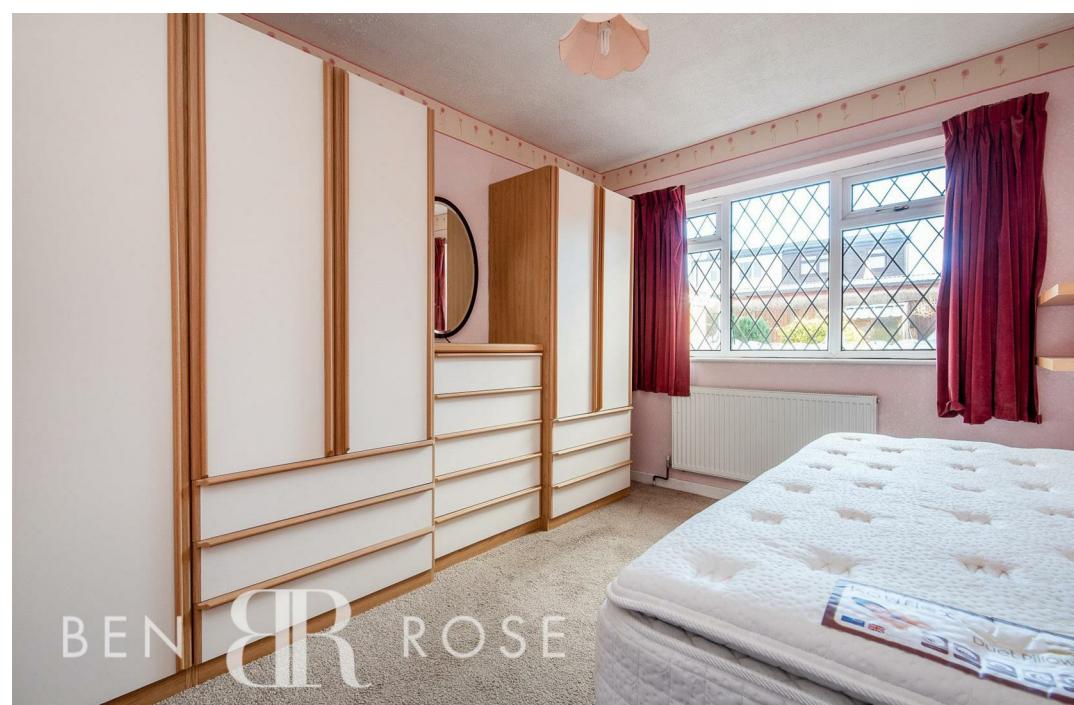
The property features three well-proportioned bedrooms and a three-piece fitted shower room. Internal access to the garage is also available, providing convenient extra storage and utility space.

Moving upstairs, you will find a large and versatile attic room—a perfect space to transform into whatever suits your needs, such as a home office, playroom, extra storage or hobby area.

Externally, the front of the property features a paved driveway, providing convenient off-road parking. A single gate at the side of the property leads to the charming rear garden, which boasts a low-maintenance paved patio with raised borders and flower beds—perfect for keen gardeners.









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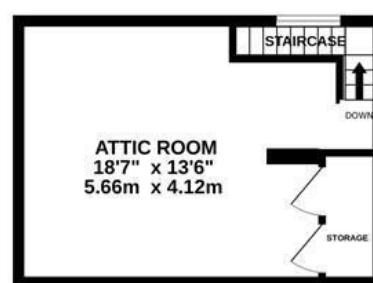


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GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 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	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

