BEN ROSE



Hunters Road, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated within a sought-after residential area of Leyland. Offering a fantastic opportunity for first-time buyers or those looking for a project home with scope to put their own stamp on the property, this well-proportioned home is ideally positioned for access to a wide range of everyday amenities, including supermarkets, shops, schools, cafés and leisure facilities. Excellent transport links are also close by, with Leyland Train Station providing direct rail connections to Preston, Manchester and beyond, while the nearby M6, M61 and M65 motorways provide convenient links towards Preston, Chorley, Blackburn and surrounding towns.

Stepping into the property, you are welcomed into a spacious entrance hall with stairs leading to the first floor. French doors open seamlessly into the spacious front lounge, where a large window allows plenty of natural light to fill the room. The lounge also benefits from an electric fireplace, useful built-in under-stairs storage and a large opening leading through into the dining room, creating a lovely flow between the two spaces and providing an excellent setting for both everyday family life and entertaining. The dining room is a good size, with ample space for a large family dining table, while a large rear window allows plenty of natural light into the room. From here, access is provided through to the kitchen, which offers ample wall and base units together with space for freestanding appliances and a single door providing access to the rear garden. There is also potential, if desired, to open the kitchen up into the dining room to create a more open-plan kitchen/dining space.

To the first floor, the property offers three well-proportioned bedrooms, providing flexibility to suit a variety of family needs. The master bedroom and bedroom two are both comfortable doubles, while bedroom three benefits from integrated storage and would make an ideal child's bedroom, nursery or home office. Completing the accommodation is a well-appointed three-piece family bathroom, fitted with a corner shower.

Externally, the property continues to offer good potential, with a single detached garage providing useful storage and parking facilities. There is currently space for two cars in front of the garage, while the front garden could potentially be converted to provide additional off-road parking, subject to any necessary permissions. To the rear is a generous, low-maintenance garden enclosed by tall fencing and paved throughout, with access to the garage and some mature shrubs providing a touch of greenery. Overall, this is a well-proportioned semi detached home offering a great opportunity for first-time buyers or those seeking a property with scope to make their own mark in a convenient and well-connected 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
502 sq.ft. (46.6 sq.m.) approx.

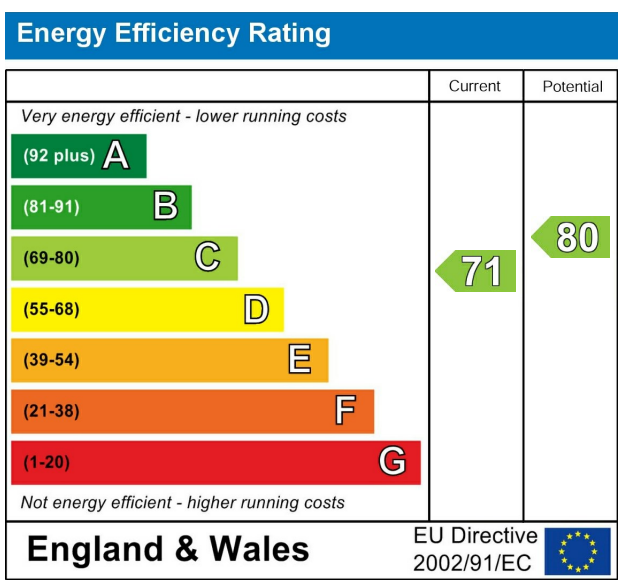
1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.

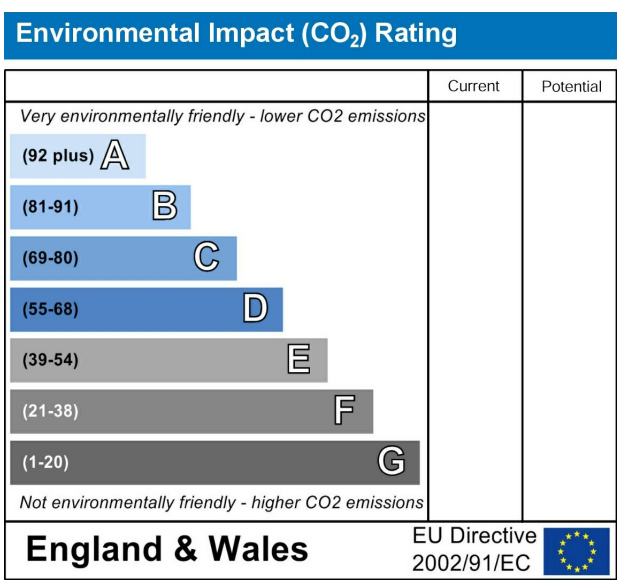


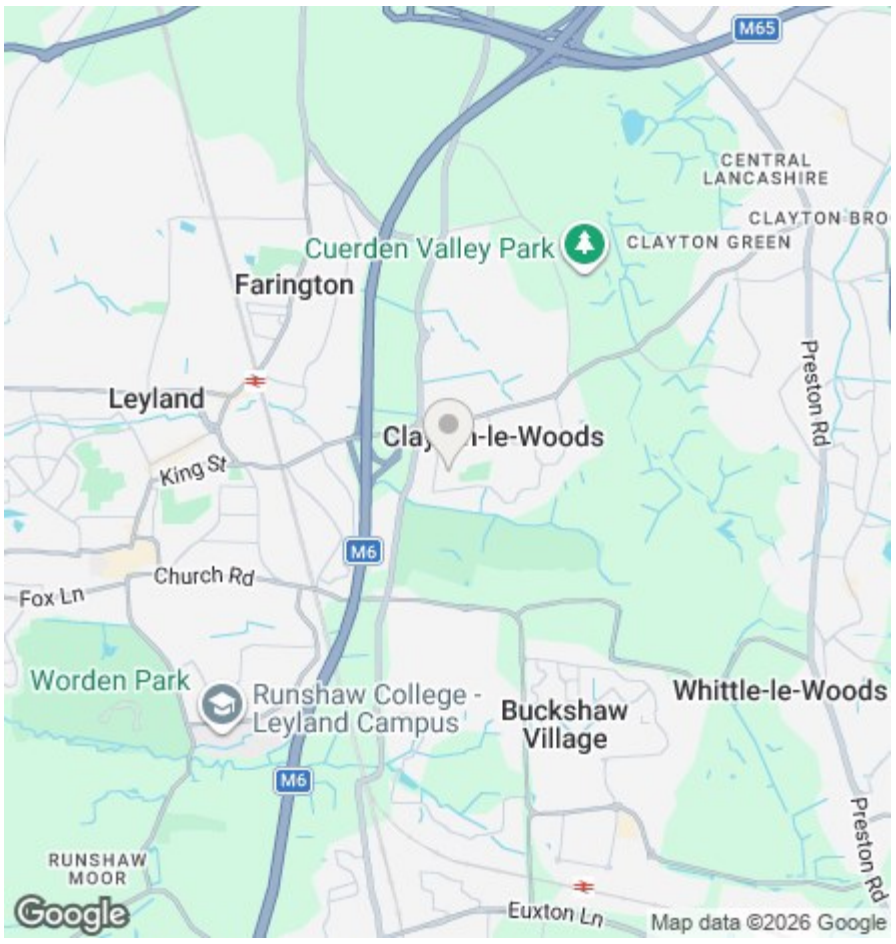
TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.

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.







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