



**Welsby Road, Leyland**

**Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to the market this three-bedroom terraced property, ideally situated in a quiet residential area of Leyland. Ideally situated within walking distance of Leyland Town Centre, the property provides easy access to excellent local schools, supermarkets, and amenities. It also benefits from superb transport links via the nearby M6, M61, and M65 motorways. Runshaw College is just a mile away, and the award-winning Worden Park is also within walking distance.

Stepping into the property, you are welcomed by a bright entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge/diner, which spans the full width of the property. This inviting space features a charming fireplace and dual-aspect windows, including double patio doors that open out onto the rear garden, filling the room with natural light. Heading back through the hallway, you'll enter the well-appointed kitchen, complete with an integrated oven and hob, along with space for additional freestanding appliances. A single door from the kitchen also provides access to the rear garden.

Upstairs, the property offers three generously sized double bedrooms and a modern three-piece family bathroom with an over-bath shower.

Externally, the front of the property features a private driveway with off-road parking for one vehicle, while to the rear is a spacious garden accompanied by a convenient outbuilding, perfect for additional utility space and storage.

Early viewing is highly recommended to avoid disappointment.







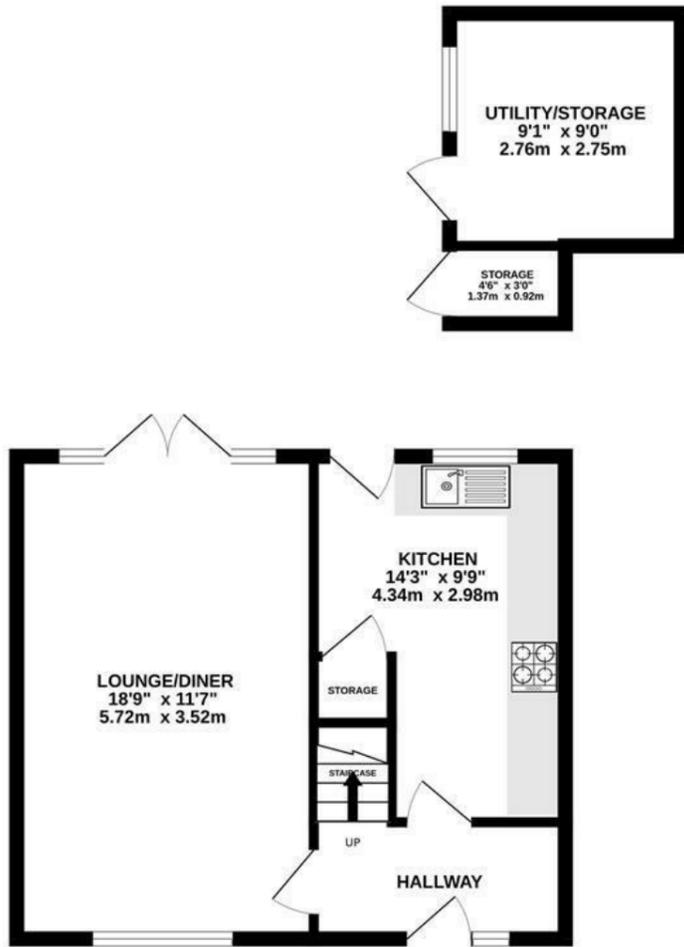




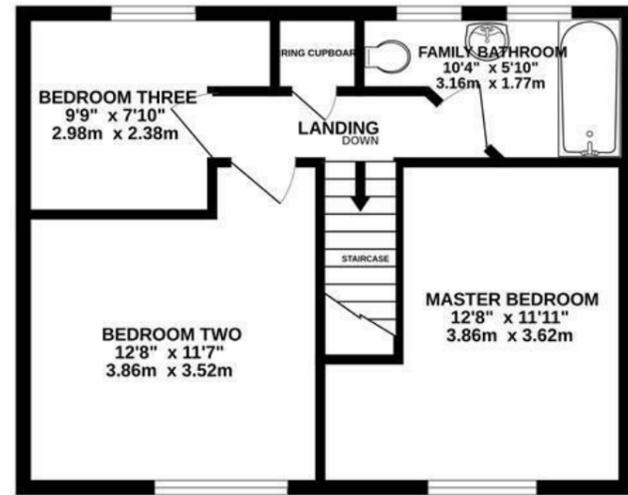


# BEN ROSE

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

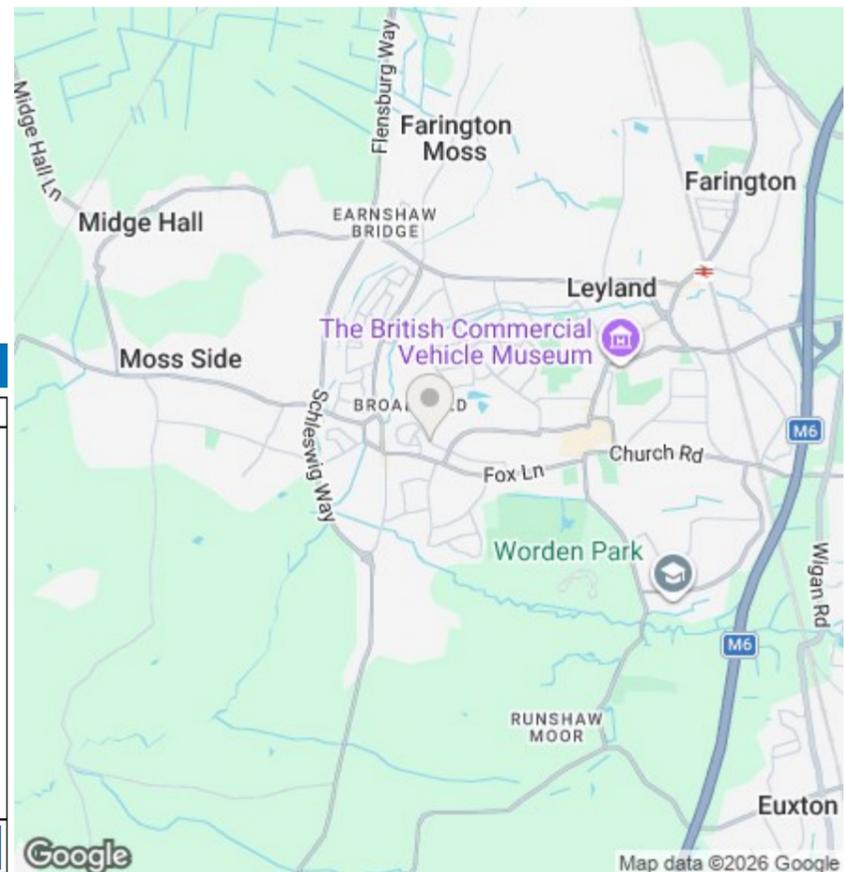


TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	