



## Parish Gardens, Leyland

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached home, situated in a popular and family-friendly area of Leyland. This lovely home offers a modern finish throughout, making it ideal for families or first-time buyers seeking a property ready to move straight into. Leyland itself is a highly sought-after town, offering a great range of local amenities including supermarkets, schools, leisure facilities and parks, all within easy reach. The property also benefits from excellent travel links, with Leyland train station nearby providing direct routes to larger towns and cities such as Preston and Manchester, as well as convenient access to the M6 and M61 motorways, making it ideal for commuters.

Upon entering the home, you are welcomed into the entrance hall which provides access to a convenient ground floor WC. From here, you step into the good-sized lounge, which features a charming fireplace and stylish modern décor, creating a warm and inviting space to relax. The lounge then flows seamlessly into the spacious kitchen/diner to the rear of the property as well as providing access to the first floor. This impressive area overlooks the garden and offers ample space for both cooking and dining, complete with a contemporary finish and a range of integrated appliances, making it perfect for both everyday living and entertaining.

Heading upstairs, the landing leads to three well-proportioned bedrooms. There are two generous double bedrooms, with the master benefiting from its own private en suite, providing added comfort and convenience. The third bedroom is versatile and could easily be used as a child's room, nursery, or home office depending on your needs. Completing the first floor is the modern family bathroom, finished to a good standard.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking, along with access to a garage and the added benefit of an EV charger. To the rear, you will find a well-maintained garden featuring a generous lawn and a paved seating area, ideal for outdoor furniture and enjoying warmer months. The garden is fully fenced, offering both privacy and security, making it perfect for families. With the added benefit of a recently fitted new boiler, this home combines comfort, practicality and modern living, making it an excellent opportunity not to be missed.

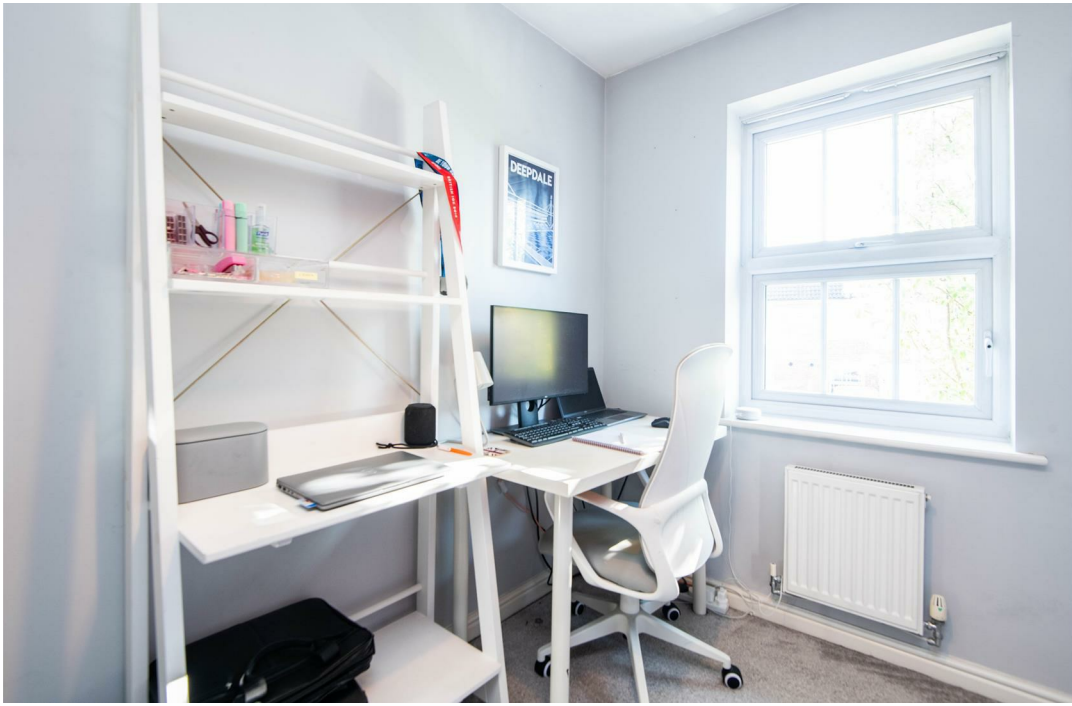




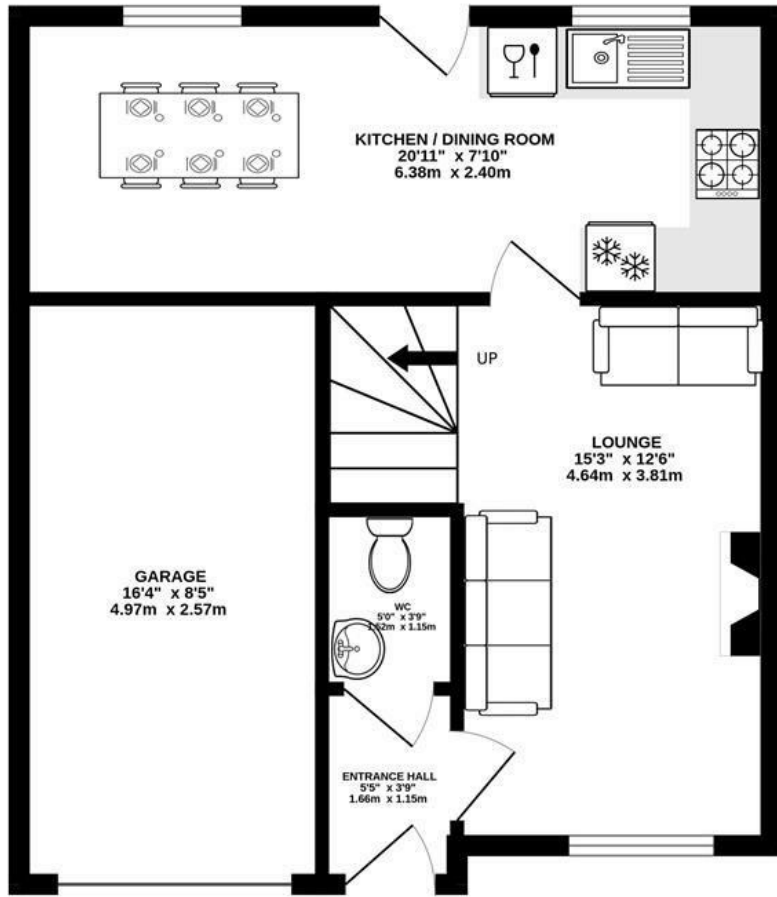




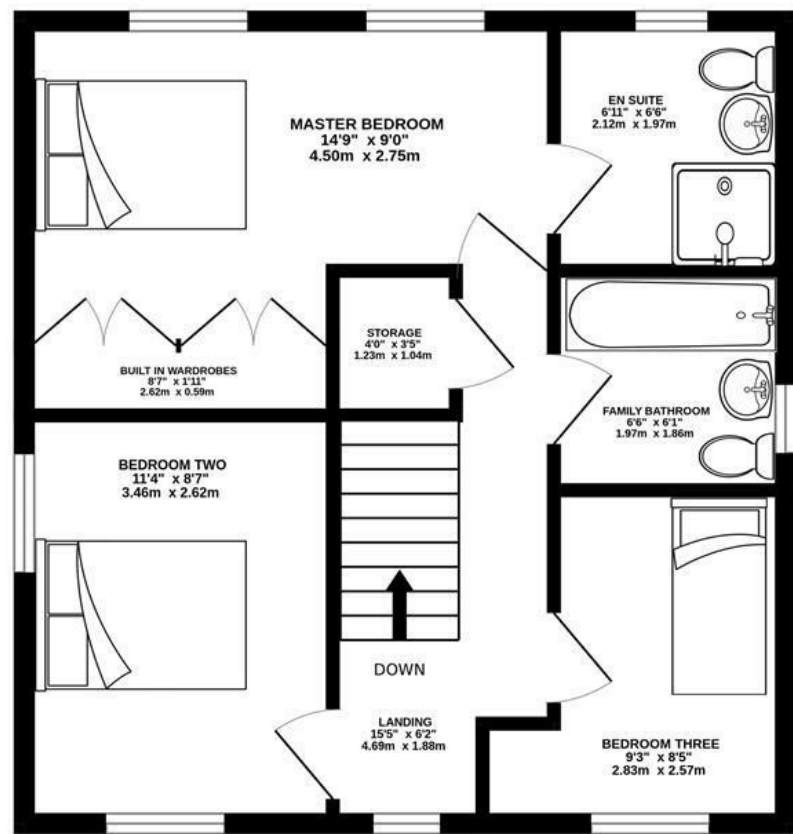




GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

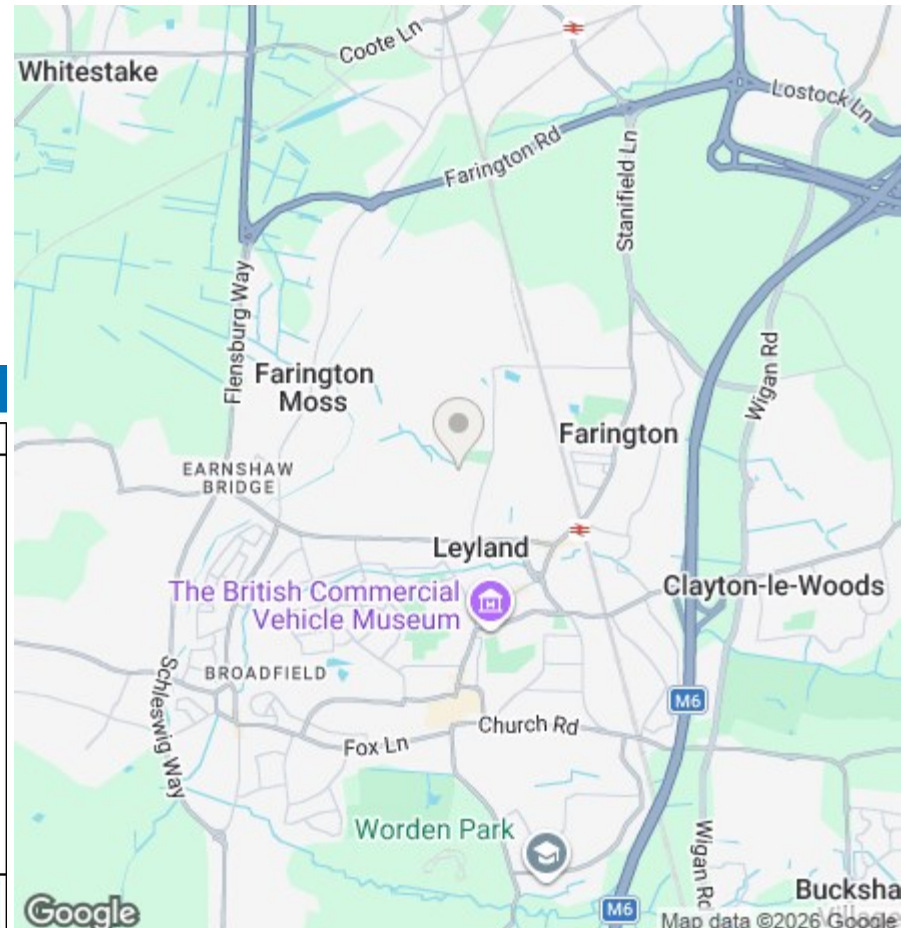


TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		