



Western Drive, Leyland

Offers Over £230,000

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 spacious and versatile accommodation throughout, this wonderful family home has been thoughtfully designed to suit modern living, with generous reception rooms, well-proportioned bedrooms and an excellent rear garden. Ideally positioned close to a range of everyday amenities, the property is within easy reach of highly regarded schools, supermarkets, shops, cafés and leisure facilities, making it an excellent choice for growing families. Leyland Train Station is just a short distance away, providing direct rail links to Preston, Manchester and beyond, while excellent bus routes and convenient access to the M6, M61 and M65 motorways ensure effortless commuting throughout the region. The nearby towns of Chorley and Preston also offer an extensive selection of retail, dining and entertainment options.

Stepping into the home, you are welcomed by an entrance hall providing access to the first floor staircase, lounge, kitchen and integral garage. The lounge is a bright and inviting reception room, benefiting from a large front-facing window that fills the space with natural light, alongside a modern feature fireplace and useful built-in storage. The kitchen is well equipped with a range of integrated appliances, generous worktop space and ample storage solutions, making it ideal for everyday family life. Flowing seamlessly from the kitchen is the dining room, offering plenty of space for a family-sized dining table and featuring sliding patio doors that open onto the rear garden, creating a wonderful setting for entertaining or enjoying the warmer months.

To the first floor, the landing leads to three generously sized double bedrooms, offering an excellent amount of accommodation for a family. The spacious master bedroom benefits from an extensive range of fitted wardrobes, drawers and a useful built-in desk, creating both practical storage and a dedicated workspace. The remaining two bedrooms are also well proportioned and each features built-in wardrobes, ensuring excellent storage throughout. Completing the first floor is the three-piece family bathroom, conveniently serving all bedrooms.

Externally, the property boasts a driveway providing off-road parking that leads to the integral garage, while a well-maintained front lawn with attractive flower beds creates an inviting first impression. To the rear, the home enjoys a generous enclosed garden, predominantly laid to lawn with a spacious paved seating area ideal for outdoor furniture, entertaining or al fresco dining. Attractive flower beds add colour and character, while the secure fenced boundaries make this an ideal outdoor space for children and pets alike. Combining spacious family accommodation, practical living spaces and an excellent location close to amenities and transport links, this fantastic home presents a superb opportunity for families looking to settle within one of Leyland's popular residential areas.







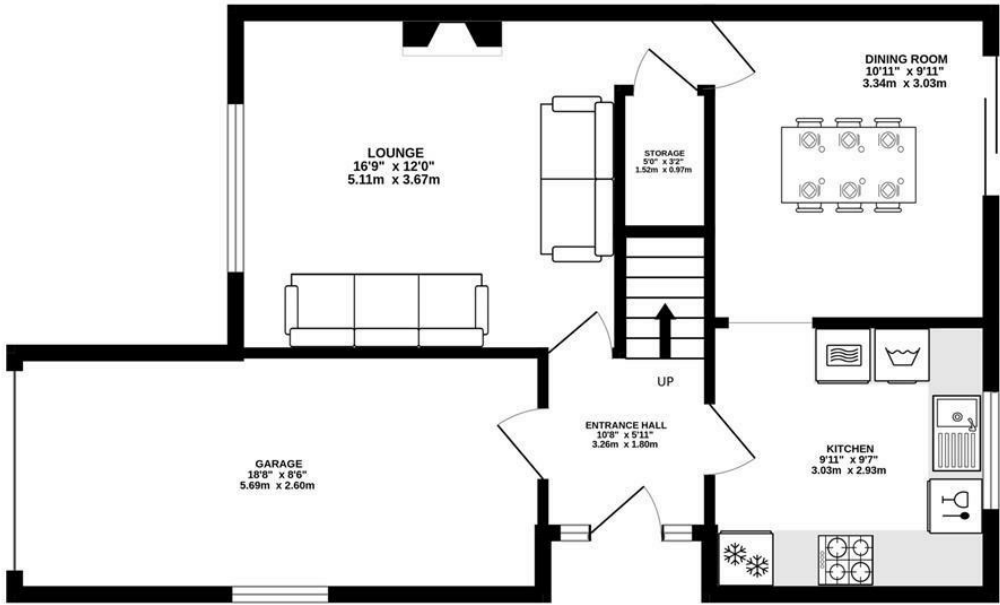




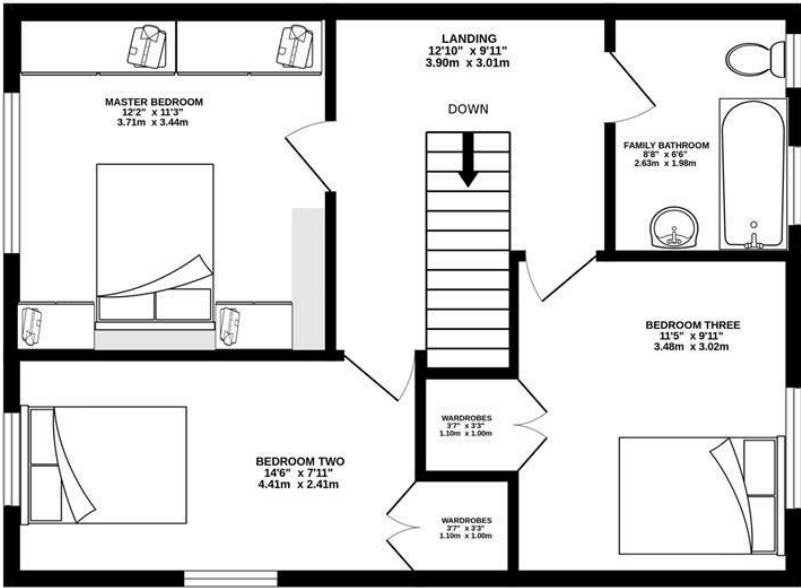


BEN ROSE

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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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		
	73	79
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 	

