



**Yewlands Drive, Leyland**

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to market this three bedroom, semi-detached property located in the sought after town of Leyland. This would be an ideal home for a first time buyer or for a small family. The property is located only a short walk from the Leyland town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a porch and welcoming entrance hall. This then leads straight into the spacious family lounge that features a fireplace and bay-fronted window. From here, you'll enter into the kitchen/diner. The kitchen has an integral oven and space for other freestanding appliances to be fitted. The diner is uniquely raised and offers a good amount of space for a family dining table. There is also access the the under-stair storage and rear yard from the kitchen.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from another bay-fronted window. You'll also find the three piece family bathroom that features an over-the-bath shower.

Externally, to the front of the property is a driveway with space for one car. To the rear of the property is a well maintained yard with electricity-powered shed and access to the communal ginnel via the rear gate.

All room dimensions are available on the Floor plan.

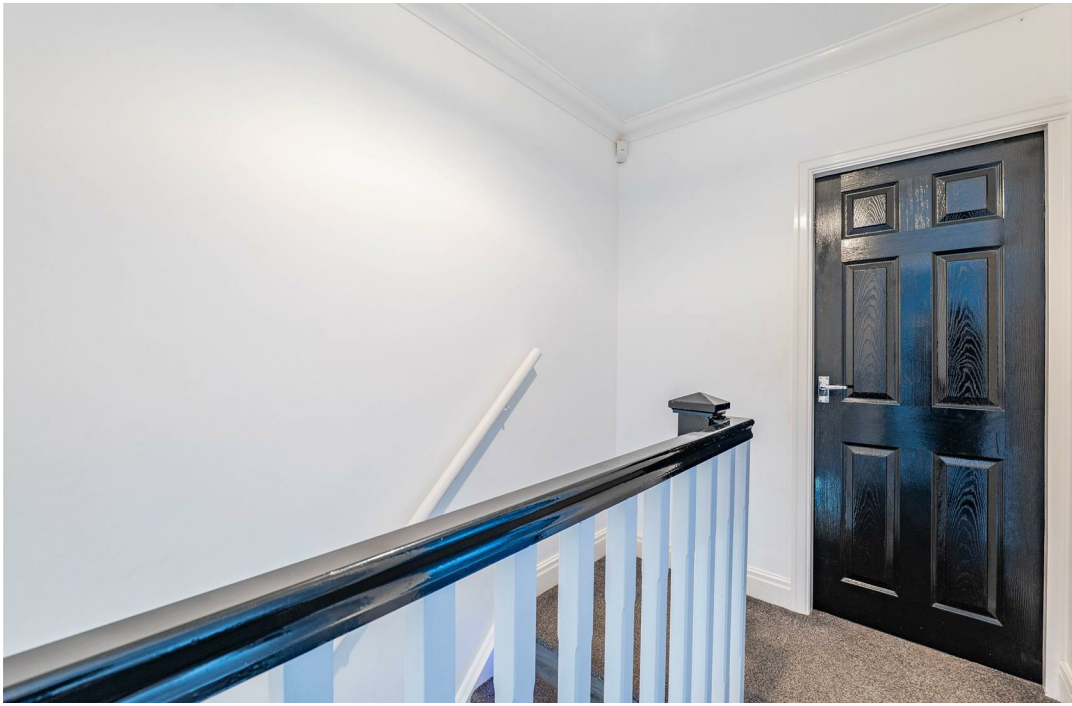




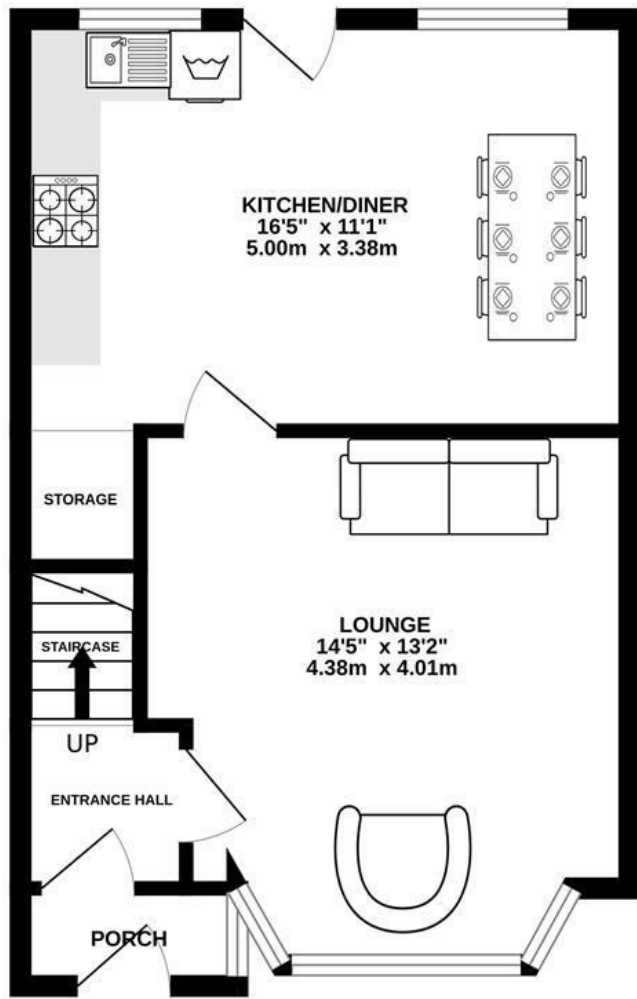




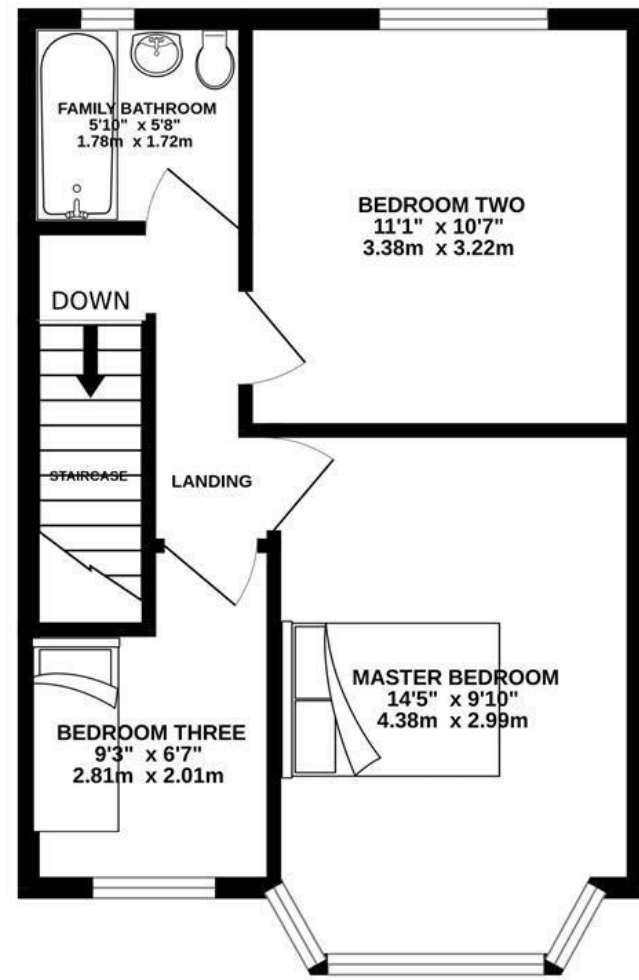




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

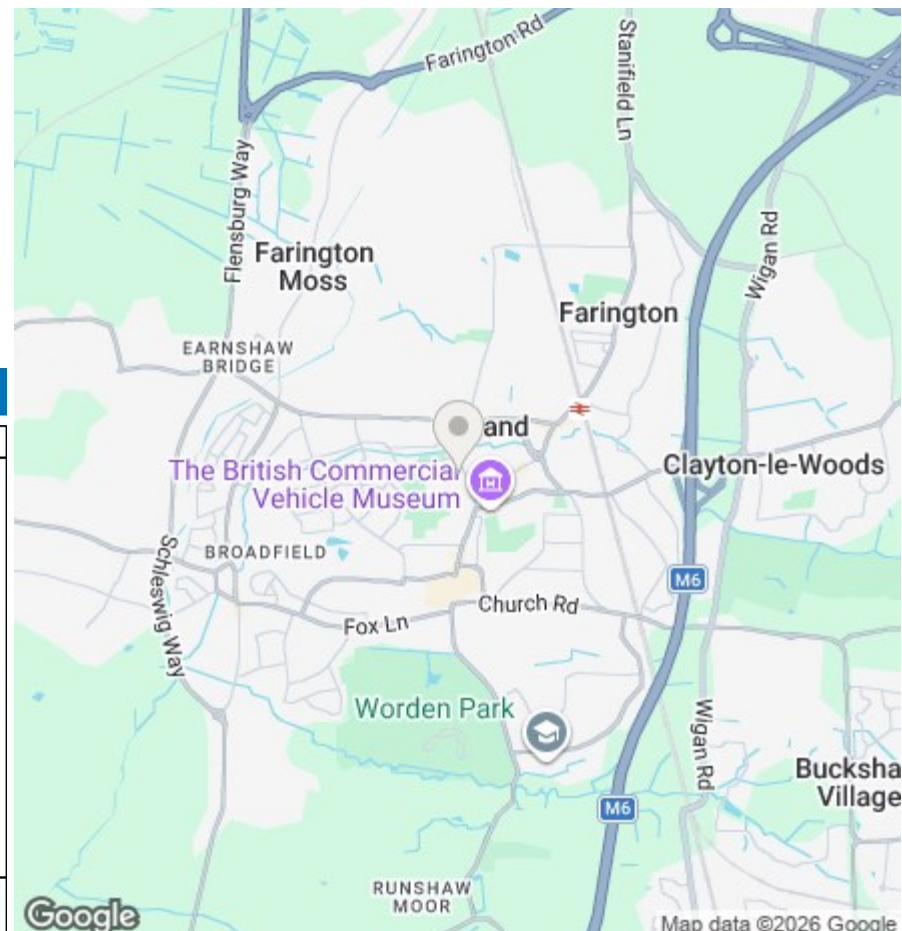


TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	83
<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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	