



## Larchwood Crescent, Leyland

**Offers Over £170,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property, situated in a popular residential area of Leyland. This inviting home is ideal for families, offering a comfortable layout with modern touches throughout. The property benefits from a convenient location, with excellent access to local amenities including supermarkets, schools, and leisure facilities. Leyland town centre is just a short drive away, while nearby transport links such as Leyland train station and regular bus routes make commuting straightforward. The M6 and M65 motorways are also within easy reach, providing great connectivity to Preston, Chorley, and beyond.

Entering the home, you are welcomed into the entrance hall which provides access to the staircase and leads through to the spacious lounge. The lounge is bright and airy, featuring a charming bay window and a feature fireplace, creating a cosy focal point. This space flows seamlessly into the dining room, making it perfect for both everyday living and entertaining. From here, you'll find a well-equipped, modern kitchen offering ample storage and worktop space. To the rear, a white UPVC conservatory overlooks the garden and provides an additional versatile living area, ideal as a seating or play space. The conservatory benefits from a tiled floor, storage heater, and double French doors opening out onto the rear garden, allowing for easy indoor-outdoor living.

Heading upstairs, the landing gives access to two generously sized double bedrooms, both offering plenty of natural light and space for furnishings. The third bedroom is well-suited as a child's room, nursery, or home office, depending on your needs. Completing the first floor is the family bathroom, fitted with all the essentials to serve the household.

Externally, the property benefits from a driveway to the front providing off-road parking for multiple vehicles, along with access to a large brick-built detached garage. The garage features a pitched tiled roof with useful additional storage space above the main garage area, a front up-and-over door, UPVC side door, and two UPVC double glazed windows overlooking the rear garden. It is also equipped with multiple power sockets and its own consumer unit, making it ideal for a workshop or further storage.

To the rear, the garden has been thoughtfully designed for low maintenance, featuring an astroturfed lawn, a paved seating area ideal for outdoor furniture, and attractive flower beds adding a splash of colour. This home offers a fantastic opportunity for families looking for a comfortable and conveniently located property, ready to move into and enjoy.









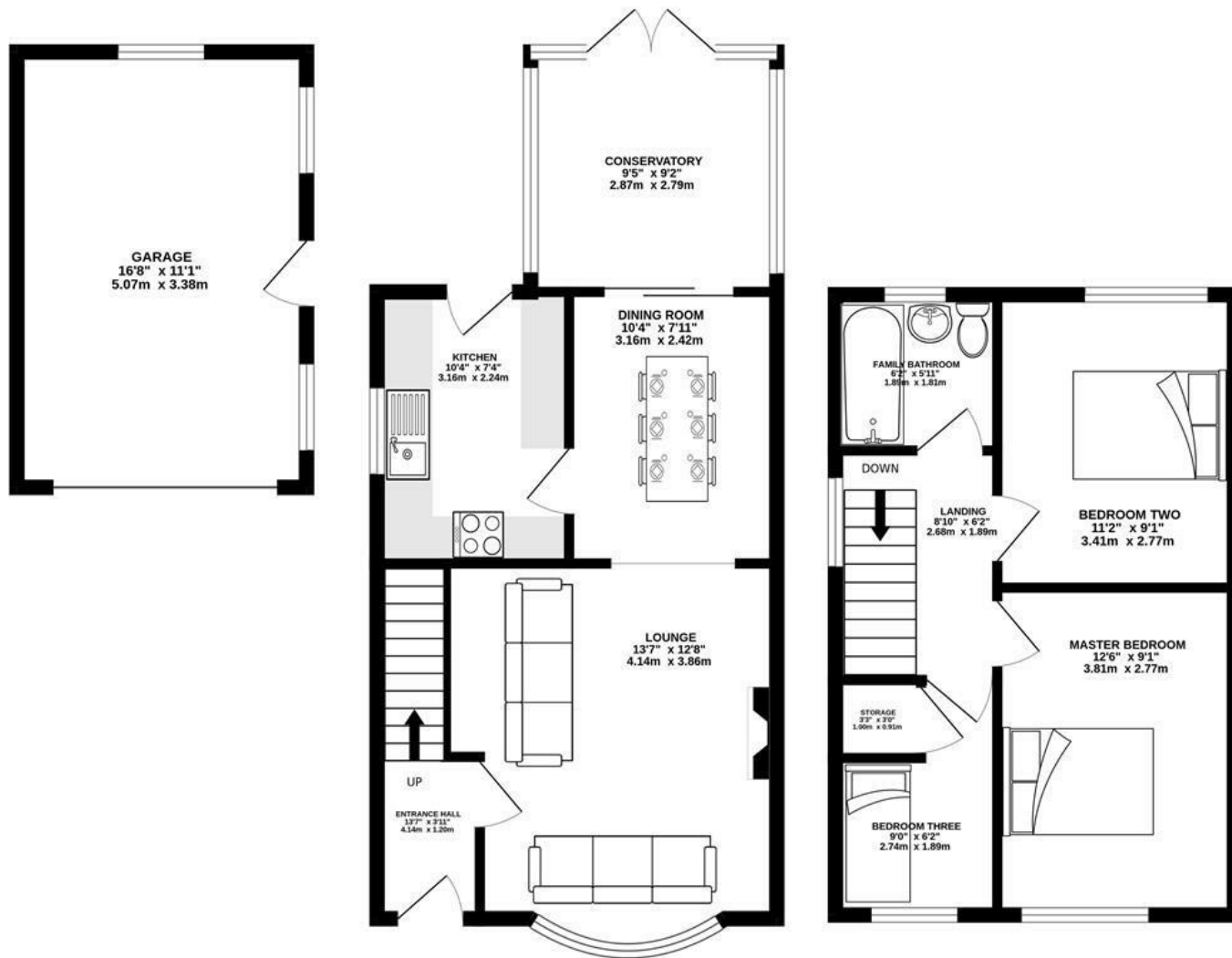




# BEN ROSE

GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.

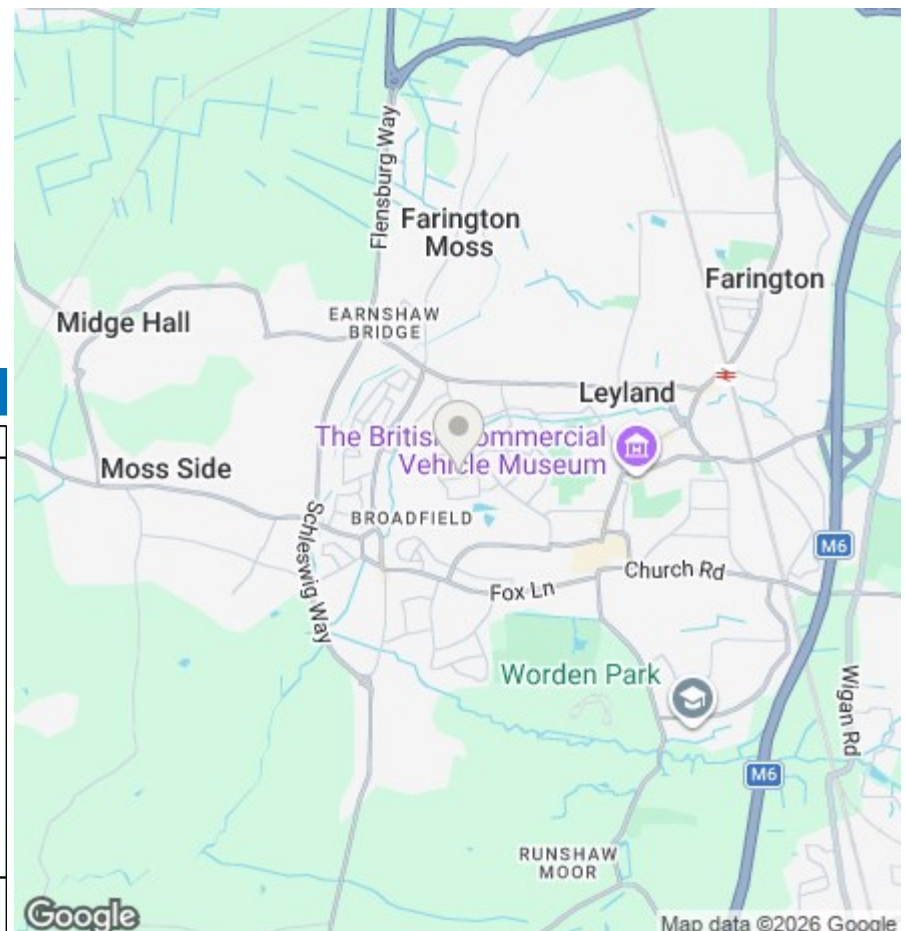


TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) approx.

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>		
(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	