



## St. Annes Road, Leyland

Offers Over £250,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached family home, tastefully decorated throughout and offering generous living space across three floors. Situated in a sought-after area of Leyland, the property enjoys close proximity to a wide range of local amenities including shops, bars, restaurants, pubs and well-regarded schools, making it an ideal choice for families. Excellent transport links are close at hand, with regular rail services from Leyland to Preston, Manchester and Liverpool, along with superb bus routes to Leyland, Preston and Chorley. For commuters, the M6, M61 and M65 motorways provide easy access across the North West.

Upon entering the home, you are welcomed by a porch leading into a bright and inviting entrance hall. The open plan lounge and dining room creates a fantastic social space, ideal for both everyday living and entertaining guests. To the rear, a charming conservatory enjoys views over the garden and benefits from French doors opening outside, allowing natural light to flood the space. The modern fitted kitchen sits just off the dining area, thoughtfully designed to overlook the garden, while a useful utility room provides further storage and access to the garden, along with a convenient ground floor WC and internal access to the garage.

The first floor offers a well-balanced layout, comprising a spacious master double bedroom, a second comfortable double and a third bedroom ideal as a single room or home office. A contemporary three-piece family shower room completes this level. Rising to the second floor, the converted attic space provides excellent versatility, featuring its own WC and heating, making it perfect as an additional bedroom, office or hobby room.

Externally, the property boasts a driveway with parking for up to three vehicles, alongside a garage with an electric up-and-over door and an electric vehicle charging point. A composite shed with power adds further practicality. To the rear, the stylish garden is finished with Indian sandstone paving and attractive stone pebble borders, offering a low-maintenance yet impressive outdoor space. This superb home combines space, style and location, making it an outstanding opportunity for growing families.















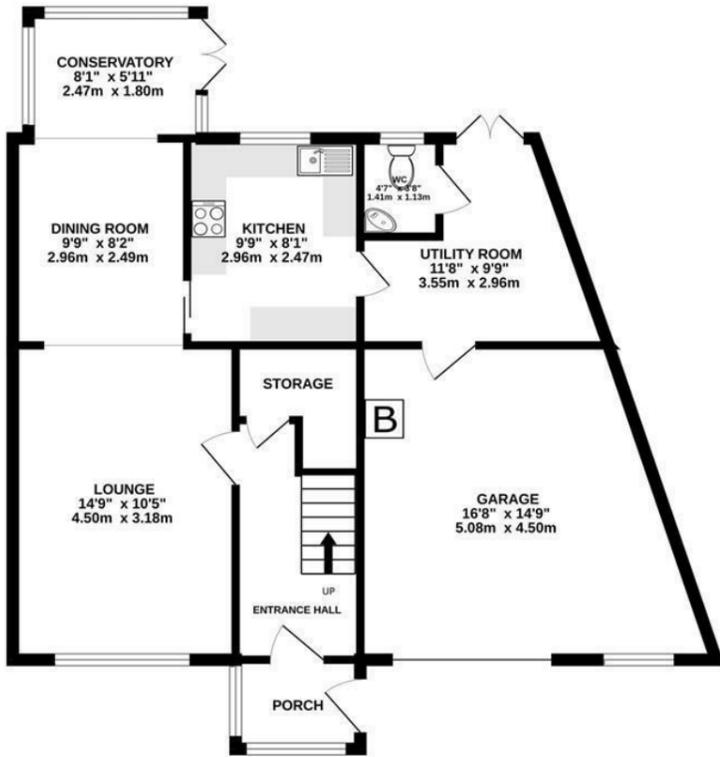




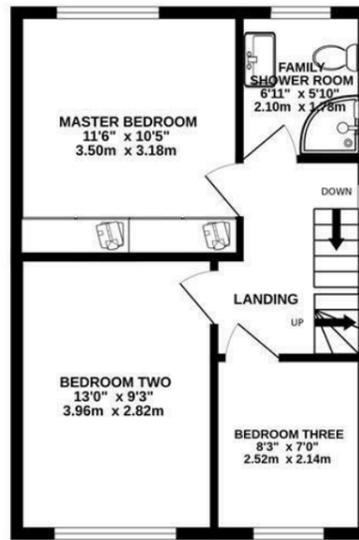


# BEN ROSE

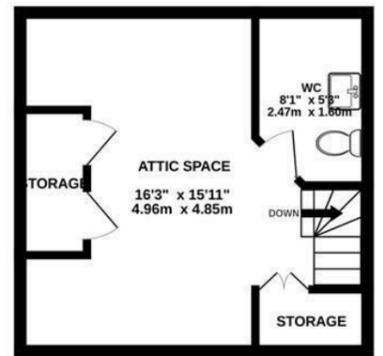
GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



ATTIC SPACE  
259 sq.ft. (24.1 sq.m.) approx.

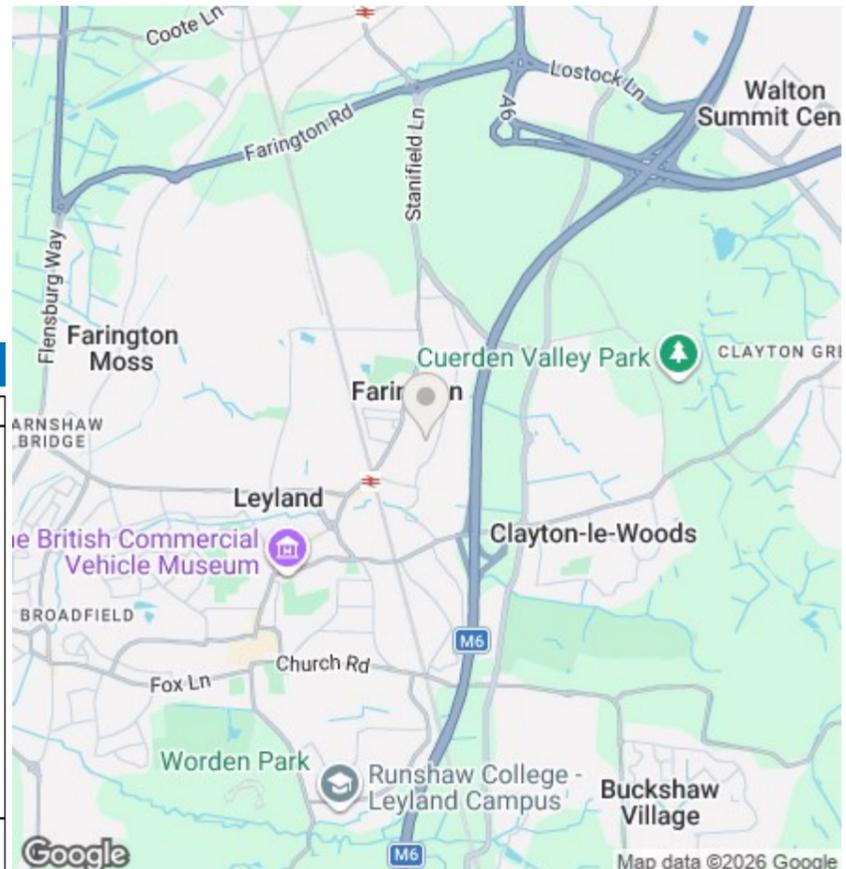


TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

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	<b>80</b>

## 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	