



## Parish Gardens, Leyland

**Offers Over £375,000**

Ben Rose Estate Agents are delighted to bring to market this beautifully presented four-bedroom detached family home, ideally positioned within a highly sought-after residential area in the heart of Leyland. Offering a spacious and versatile layout, the property has been thoughtfully designed to suit modern family living, with well-proportioned rooms and a practical flow throughout. The home enjoys a prime location within easy reach of a wide range of local amenities, including supermarkets, leisure facilities, and well-regarded schools, making it an excellent choice for families. For commuters, Leyland train station is just a short drive away, providing direct links to Preston and beyond, while the nearby M6 and M61 motorways and regular bus routes ensure convenient access to surrounding towns and cities such as Chorley, Preston, and Manchester.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located, along with the staircase to the upper level. On the left, you will find the spacious lounge, which features a beautiful bay window overlooking the front aspect and double doors that flow seamlessly into the dining room. The bright dining room offers ample space for a large family dining table and benefits from double patio doors leading out to the rear garden. On the opposite side of the hallway, you will find the modern kitchen, which offers ample storage and integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. A single door from the kitchen leads through to a convenient utility room. The utility room provides additional storage and space for freestanding appliances, as well as internal access to the attached double garage and a single door leading out to the side of the property.

Upstairs, you will find four well-proportioned bedrooms, all benefiting from integrated storage, with the master bedroom boasting a private en-suite shower room with underfloor heating. A contemporary three-piece family bathroom, complete with a waterproof television and underfloor heating, completes this level.

The home also benefits from two boarded loft spaces, one accessed from the main house and a second above the garage, both equipped with power and lighting, providing excellent additional storage.

Externally, the front of the property is well maintained, featuring a private driveway providing off-road parking, along with electric up-and-over access to the double garage, which is equipped with power, lighting, and an EV charger. To the rear is a generously sized garden with a lawn and flagged patio, offering the perfect space for relaxing or entertaining. The home also benefits from outdoor hot and cold water taps at the rear, a cold water tap at the front, and external power sockets to both the front and rear.

Early viewing is highly recommended to avoid potential disappointment.









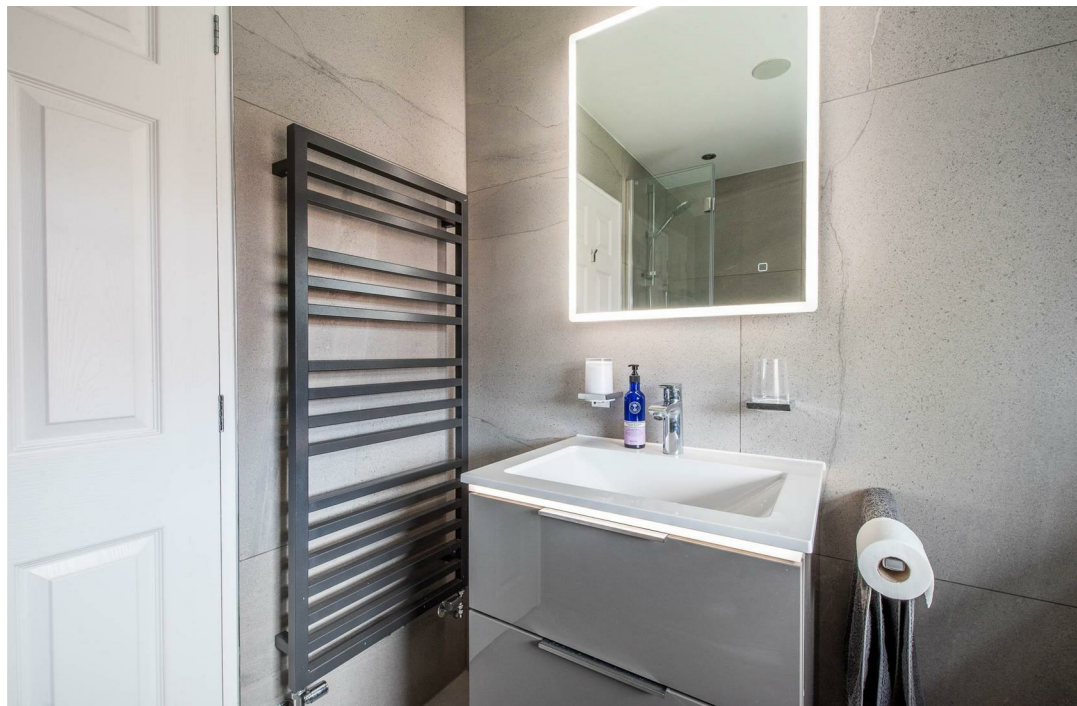




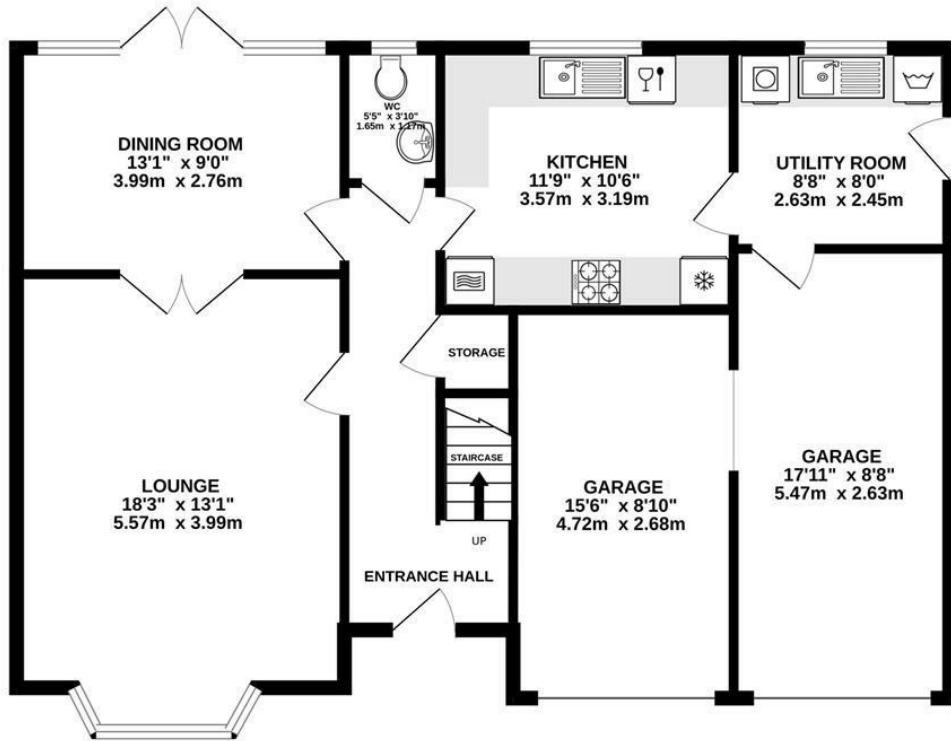




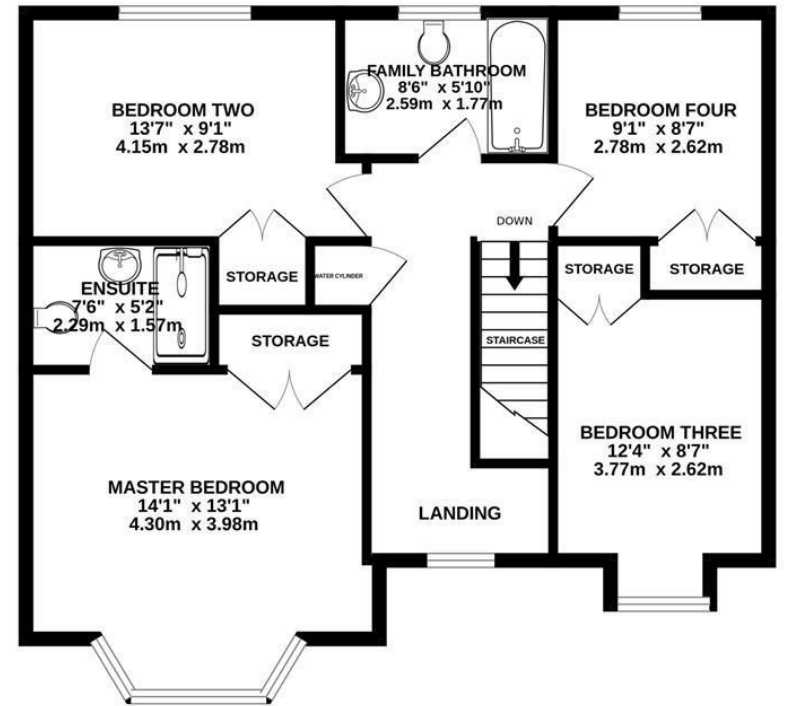




**GROUND FLOOR**  
955 sq.ft. (88.8 sq.m.) approx.



**1ST FLOOR**  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.2 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.  
Made with Metropix ©2025



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		

