



## Church Road, Leyland

£265,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property, offered with NO ONWARDS CHAIN, situated in a highly sought-after area of Leyland, Lancashire. This traditional home presents an excellent opportunity for families or those looking for a project, offering a fantastic blank canvas to make your own. Ideally positioned next to the highly regarded Balshaw's High School, the property benefits from being within close proximity to Leyland's excellent local amenities, including supermarkets, shops, and eateries. The area also offers superb travel links, with Leyland Train Station just a short distance away, regular bus routes nearby, and easy access to the M6 and M61 motorways, making it perfect for commuters. Nearby towns such as Chorley and Preston are easily reachable, along with local parks and leisure facilities ideal for family life.

Stepping inside, you are welcomed via a quaint vestibule that opens into the main reception hall, where the staircase leads to the first floor. To the front of the home is a spacious lounge/diner, boasting a large bow window that fills the room with natural light. This charming reception space features a cosy fireplace and provides an ideal layout for both relaxing and entertaining, flowing seamlessly into a bright conservatory at the rear that overlooks the garden. The reception hall also leads through to the well-sized kitchen, positioned at the rear of the property and fitted with integrated appliances along with access to the side driveway. Completing the ground floor is a convenient WC neatly tucked under the stairs.

To the first floor, you will find three well-proportioned bedrooms, with the master and second bedroom both benefiting from fitted wardrobes, offering plenty of storage space. Bedroom two also features another charming bow window, adding extra character and light. The floor is completed by a three-piece shower room, providing practicality for family living.

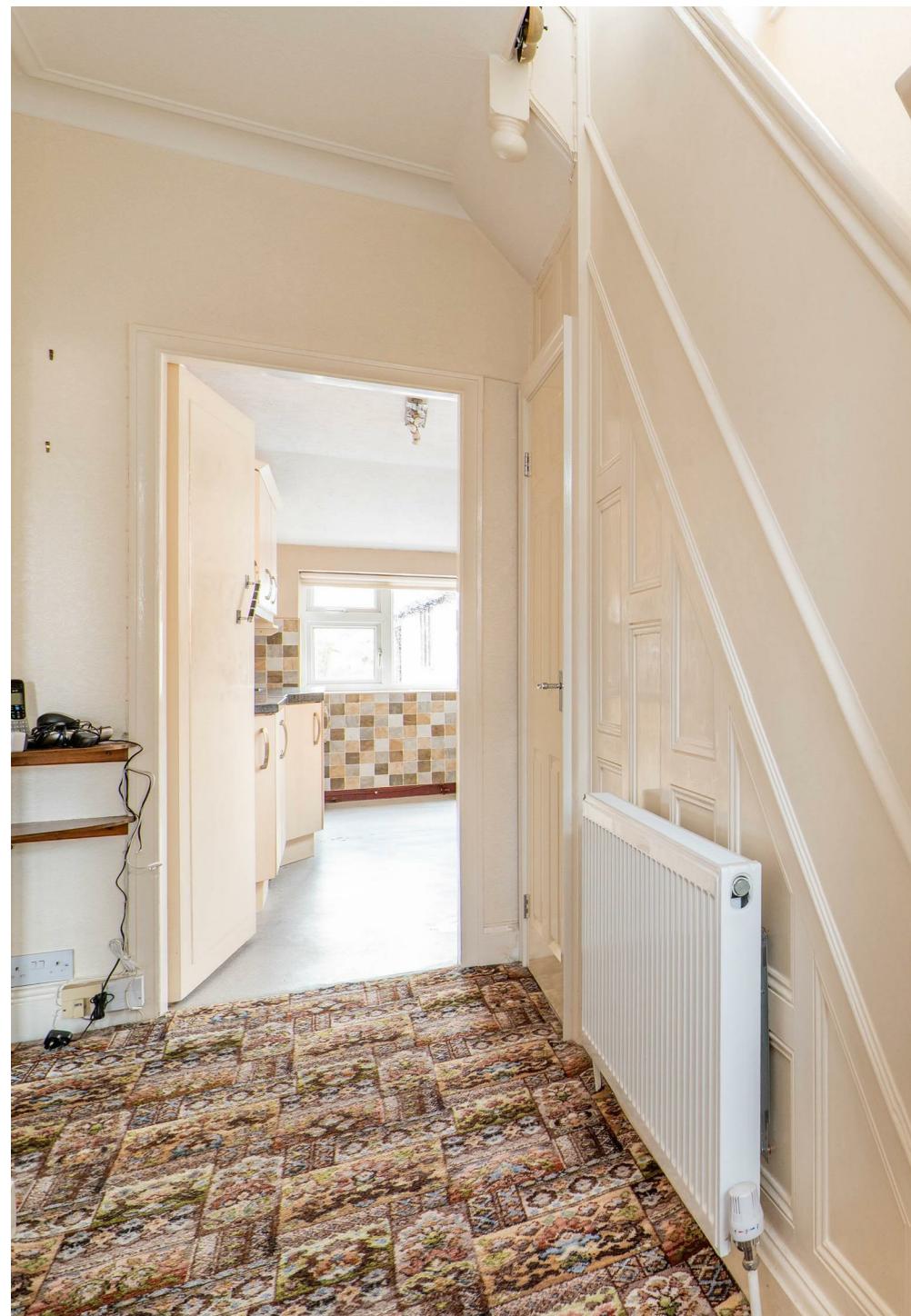
Externally, the home sits behind a gated driveway with parking for a car, along with access to a single garage positioned to the rear. The front garden adds to the property's kerb appeal, while the rear garden is a true highlight — a beautifully presented outdoor space with a seating area, a gravelled section, and a meandering pathway leading to a second seating spot at the far end, perfect for relaxing or entertaining in the warmer months.

Offering excellent potential throughout, this wonderful home combines traditional charm, generous living space, and a fantastic location — making it an ideal purchase for a family seeking a project in Leyland.

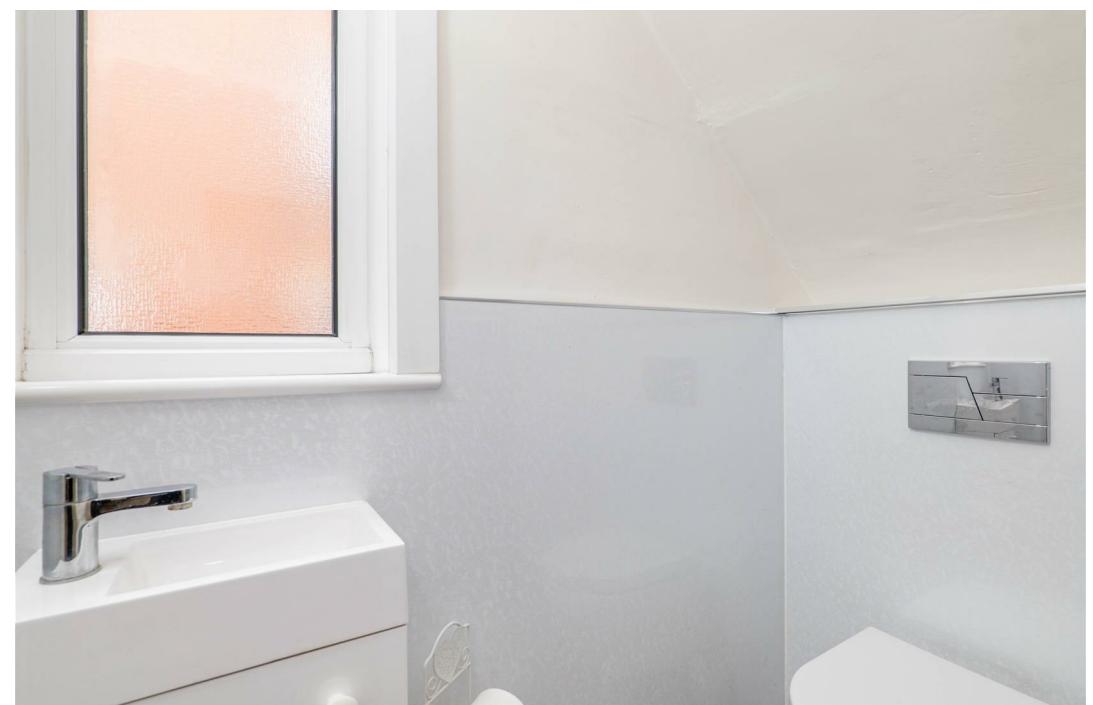


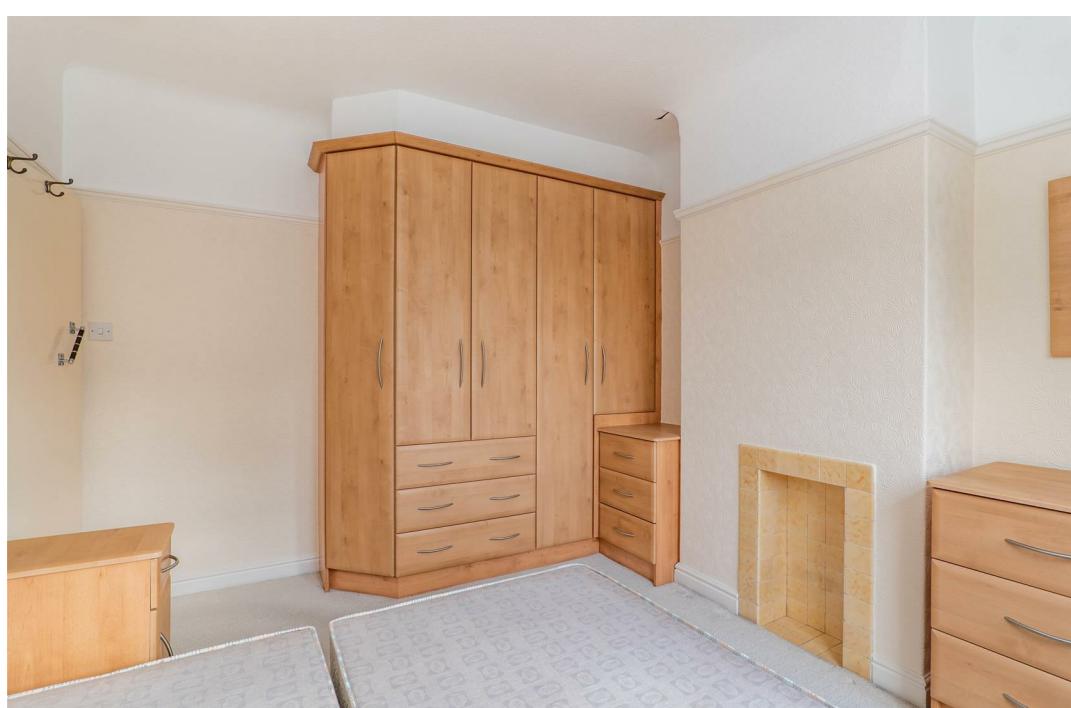












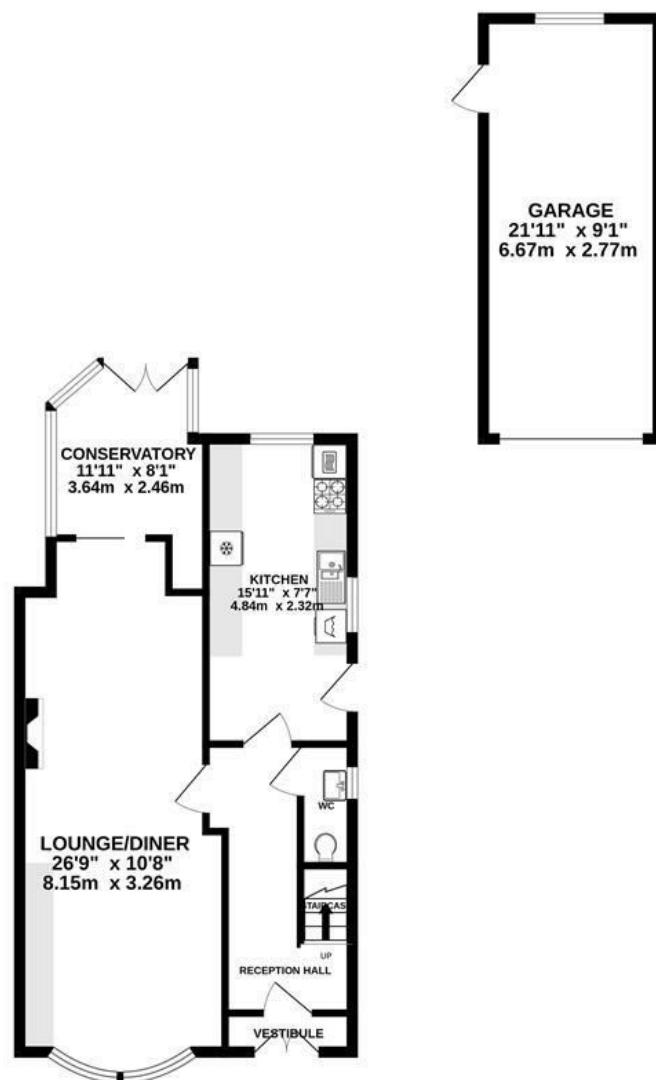




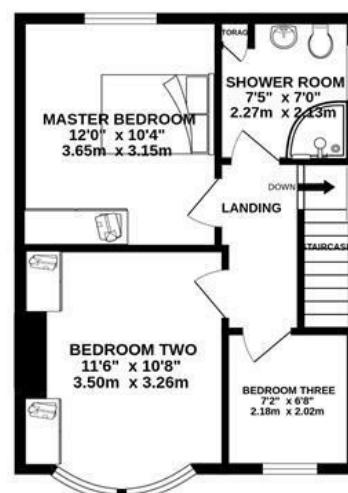


# BEN ROSE

GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



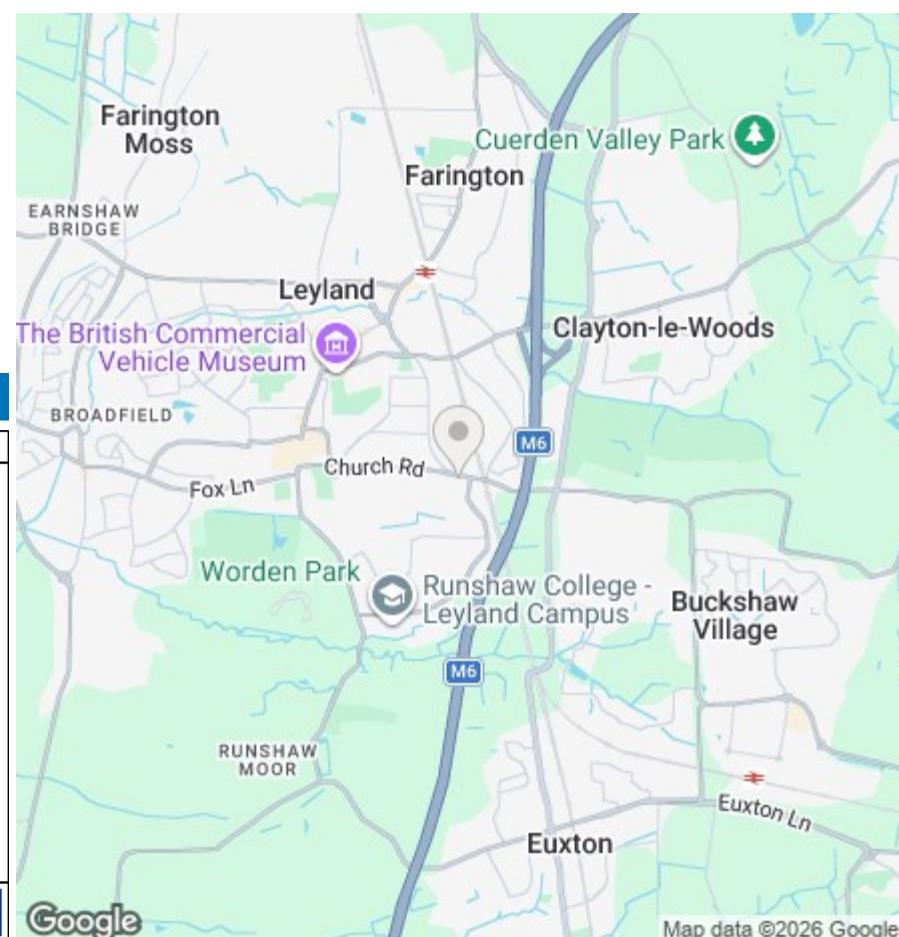
1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.2 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)	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		
England & Wales	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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	