



## Leyland Lane, Leyland

Offers Over £325,000

Ben Rose Estate Agents are pleased to present to market this beautifully extended three-bedroom semi-detached period home, perfectly positioned in the ever-popular town of Leyland. This charming property blends traditional features with tasteful modern upgrades, offering an ideal setting for family living. The home sits within easy reach of Leyland's excellent amenities, including respected schools, shops, parks including walking distance to Worden Park, and leisure facilities. Superb travel links are close by, with Leyland train station providing direct connections to Preston, Manchester and beyond, while efficient bus routes and quick access to the M6 and M65 make commuting effortless. Nearby towns and cities such as Preston and Chorley offer additional retail, dining and entertainment options, ensuring convenience in every direction.

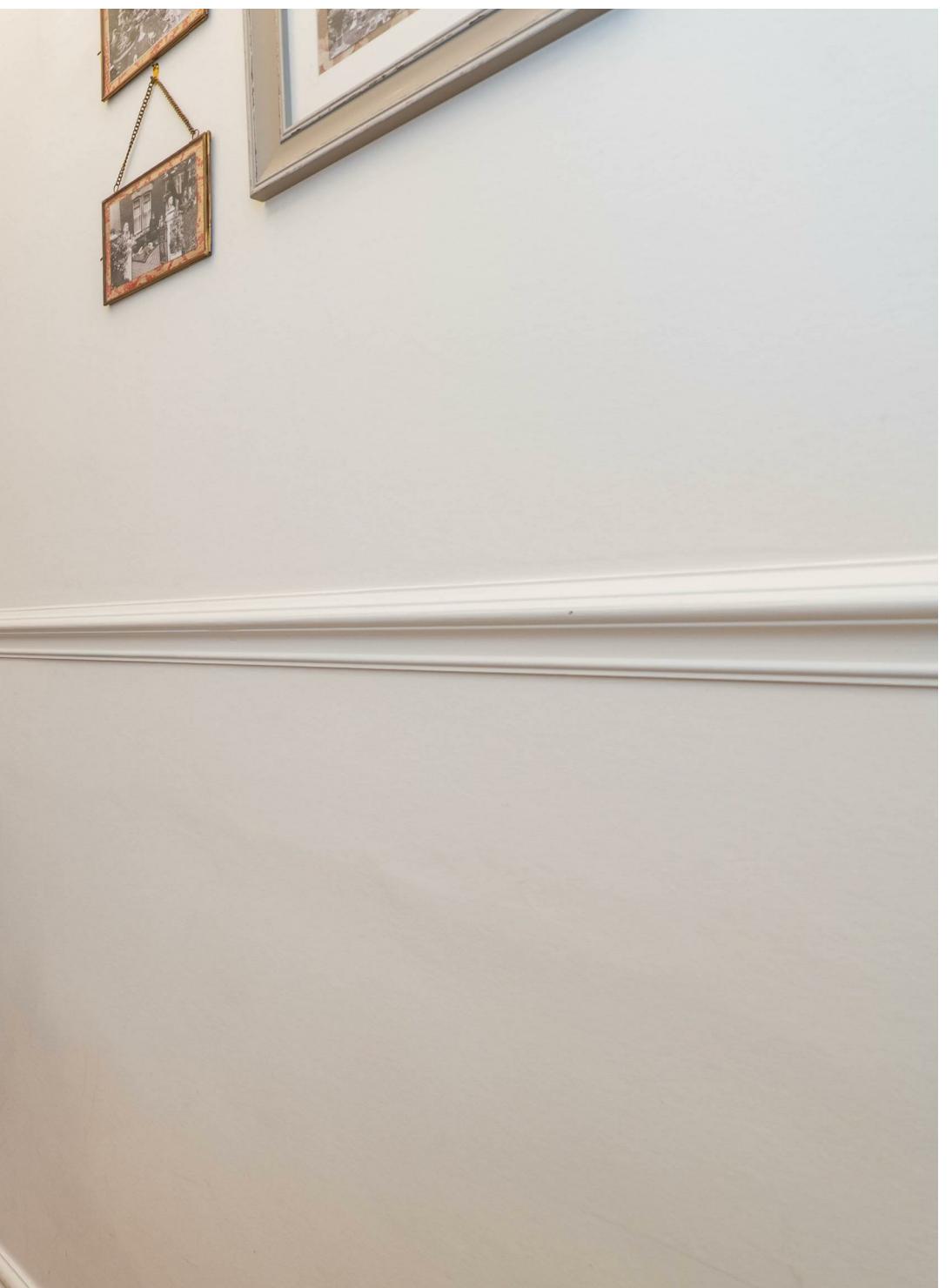
As you step through the original tiled vestibule, you are welcomed into the reception hall where the staircase sits neatly in front, setting the tone for the character found throughout the home. To the front, the spacious lounge features a charming fireplace and integrated storage, creating a warm and inviting atmosphere. Towards the rear, the generously sized sitting room provides a cosy retreat with French doors that open directly onto the garden, filling the room with natural light. The beautifully designed contemporary kitchen follows, equipped with integrated appliances including a fridge/freezer, dual ovens and dishwasher, complemented by a Belfast sink. This space flows seamlessly into the dining room—perfect for family meals—before leading into the practical utility room and convenient WC at the rear.

To the first floor, the gallery landing is accessed via the staircase with its wooden arm railings and balustrade. This then leads to three well-proportioned bedrooms. Bedroom two features a charming period fireplace, adding further character to the home. Completing the floor is the stunning four-piece family bathroom, fitted with a separate shower, freestanding bath and integrated storage, offering a luxurious space to unwind.

Externally, the property benefits from a driveway with space for two vehicles, alongside additional on-street parking if needed. To the rear, the beautifully presented and secluded garden provides the perfect retreat for both relaxation and family enjoyment. Directly off the home, a delightful patio seating area is bordered by mature hedging and shrubs, leading to a well-kept lawn framed by further greenery for added privacy. This tranquil outdoor space is further enhanced by the presence of charming summerhouses, ideal for a variety of uses.

Altogether, this is a wonderful family home that successfully marries modern comfort with traditional charm in a sought-after Leyland location.















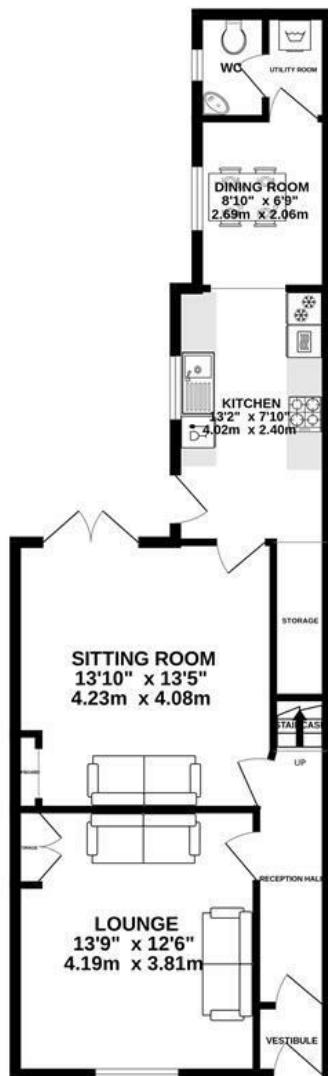






# BEN ROSE

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 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	

