BEN ROSE

Mendip Road, Leyland

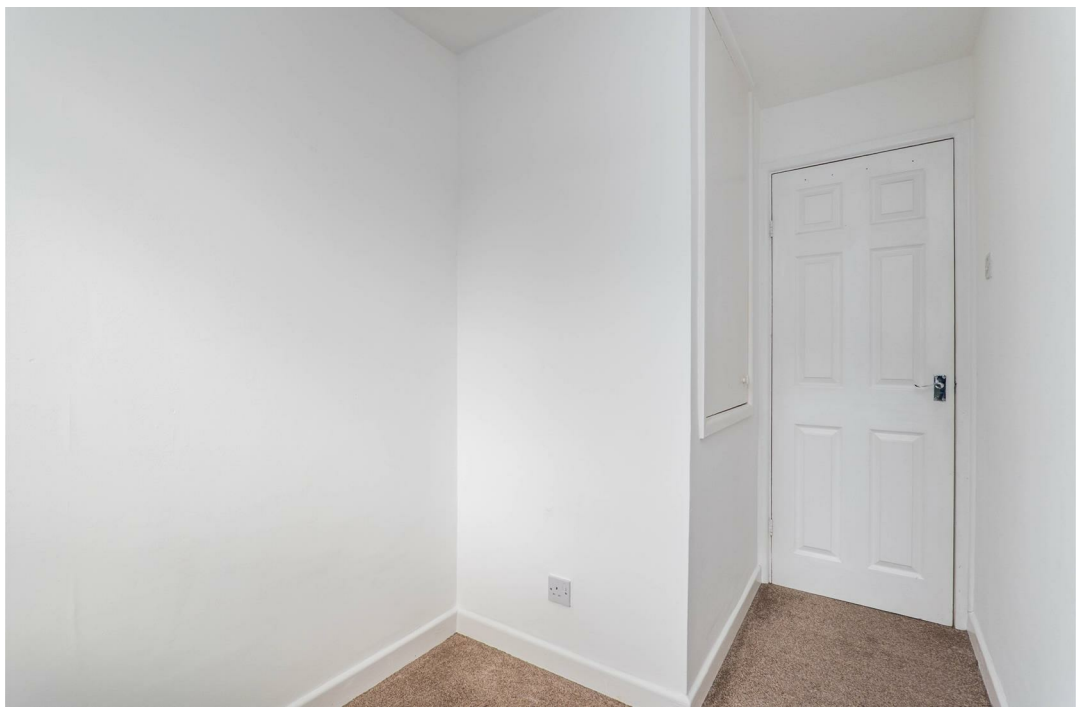
Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom, semi-detached property, offered with NO CHAIN and ideal for first time buyers looking to take their first step onto the property ladder. The home offers a comfortable and practical layout, with a modern kitchen/diner, spacious living accommodation and three bedrooms. Situated in a convenient area of Leyland, the property is within easy reach of a range of local amenities, including shops, supermarkets, schools and leisure facilities, whilst Leyland town centre provides an excellent selection of further shops, cafés and restaurants. Leyland train station and regular bus services offer convenient public transport links, while the nearby M6, M61 and M65 motorway networks make the property particularly well positioned for commuters travelling towards Preston, Chorley, Manchester and beyond.

Stepping into the home, you are welcomed into the vestibule, which leads through into the spacious front lounge. This inviting room centres around a feature fireplace and also provides access to the staircase leading to the first floor. Moving through to the rear of the home, you will find the modern kitchen/diner. The kitchen is fitted with an integrated oven and hob, complemented by under-cabinet lighting, while the room also provides ample space for a dining table, creating an ideal setting for everyday meals and entertaining. From here, there is direct access out into the rear garden.

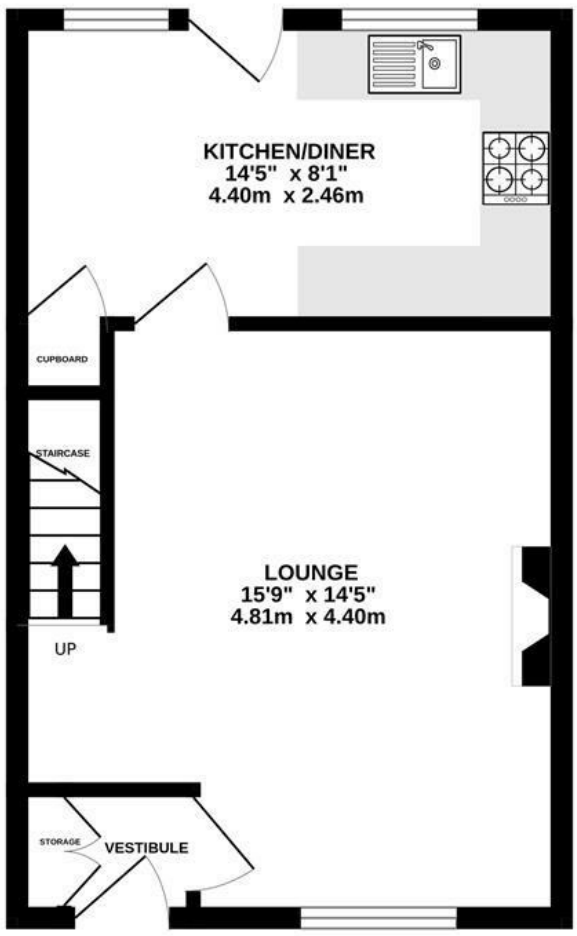
Moving upstairs, the first floor provides three well-proportioned bedrooms, offering flexibility for a first time buyer, couple or growing family, with the additional rooms also lending themselves well to use as a home office or dressing room if required. Completing this floor is the modern three-piece family bathroom, comprising a bath with an overhead shower, wash basin and WC.

Externally, the property benefits from a driveway to the front with space for up to two cars, alongside a lawned front garden. To the rear is a multi-tiered garden, beginning with a seating area directly off the home, providing a pleasant space to relax or entertain. Steps lead up to a decked area, with a further set of steps continuing to a good-sized lawn, creating several distinct outdoor spaces to enjoy. With no onward chain, excellent motorway access and a convenient Leyland location, this versatile home represents a fantastic opportunity for first time buyers looking for a property they can move straight into and make their own.

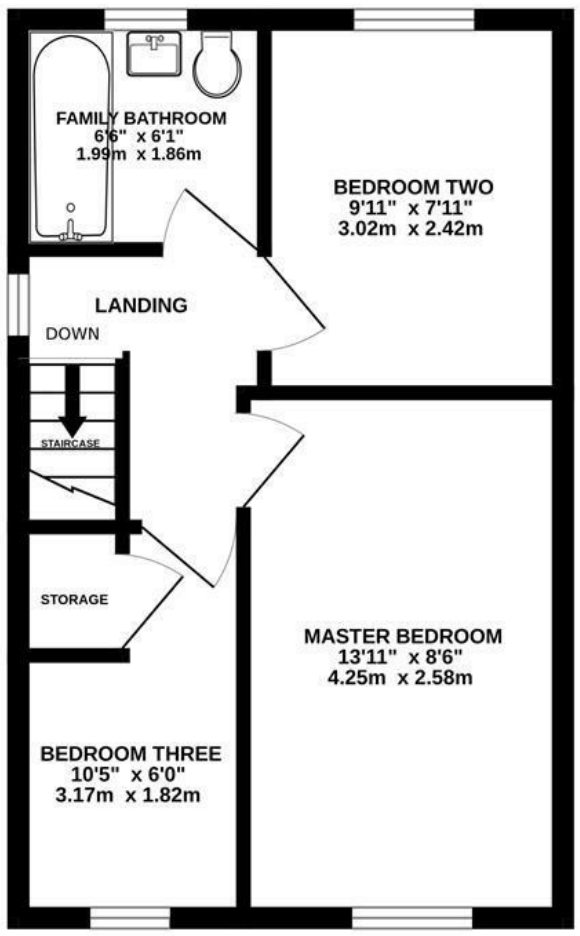


BEN ROSE

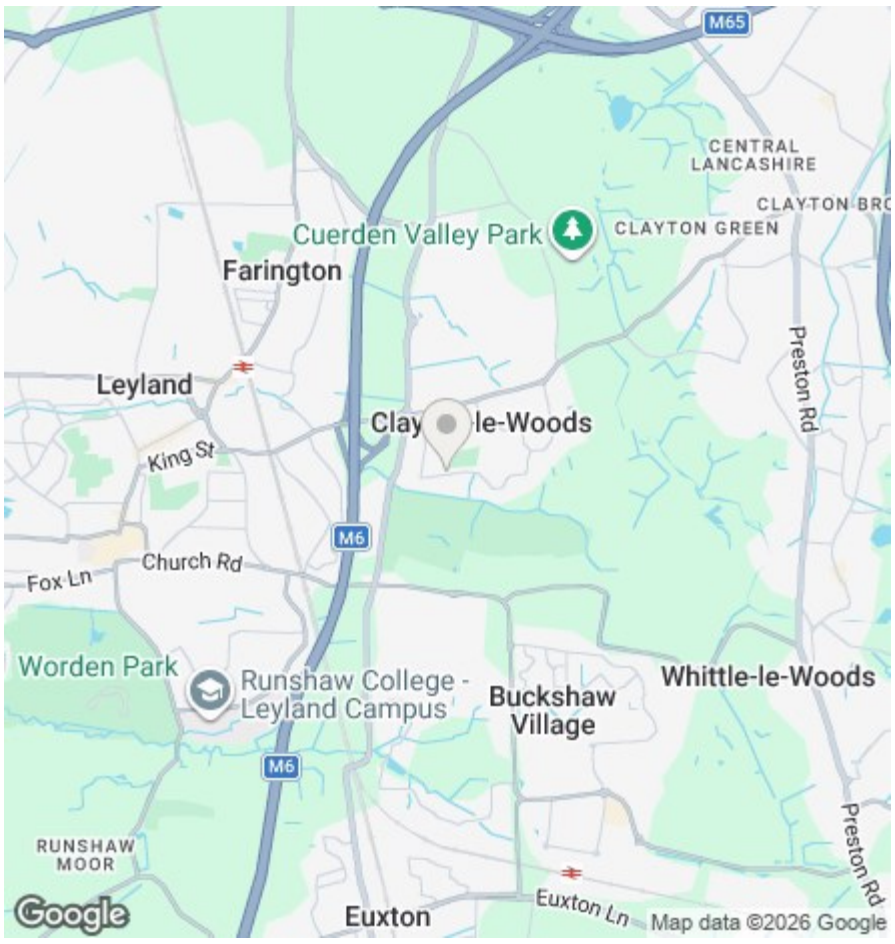
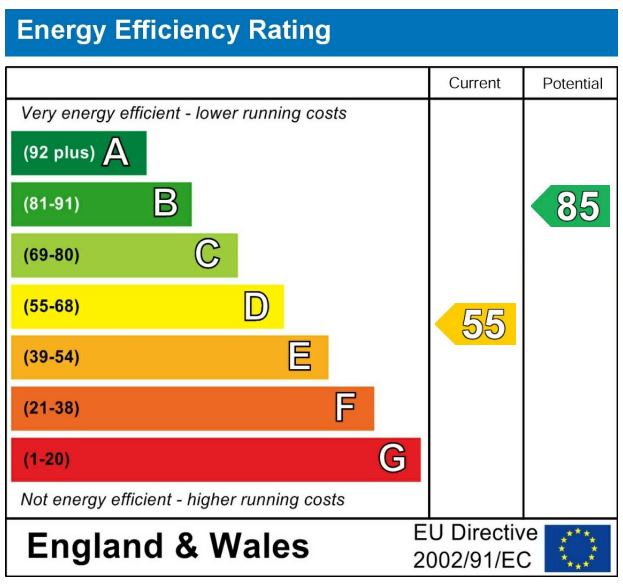
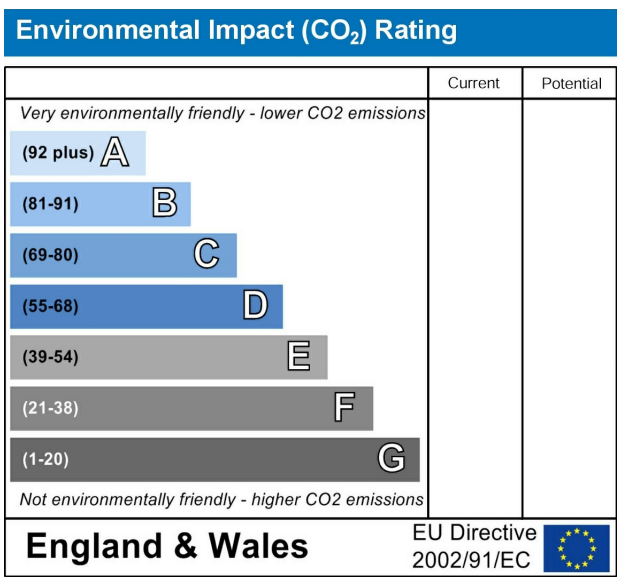
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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 ©2026

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.