BEN ROSE



Hawker road, Leyland

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom semi-detached home, ideally suited to couples and young families looking for a modern and practical property in the popular town of Leyland. Positioned at the end of a quiet cul-de-sac, the home enjoys a peaceful setting with open fields adjoining the side, adding a sense of privacy and providing a pleasant outlook from the property. The master bedroom also enjoys lovely views across the surrounding area. Leyland provides an excellent range of everyday amenities, with a variety of shops, supermarkets, schools, restaurants, cafés and leisure facilities available within the town and surrounding areas. The property is also well positioned for commuters, with Leyland railway station providing rail connections and regular bus services serving Preston and surrounding towns. The nearby M6 and M61 motorway networks provide convenient access towards Preston, Chorley, Manchester and beyond, whilst the wider area offers attractions and leisure opportunities including Worden Park and the British Commercial Vehicle Museum.

Entering the property, the welcoming entrance hall provides access to the principal ground floor accommodation, including the lounge and a useful ground floor WC. The spacious lounge offers a bright and comfortable reception space, with a large front-facing window allowing plenty of natural light to fill the room. The staircase rises from the lounge to the first floor, whilst the room continues through to the kitchen. The modern kitchen is well equipped with a good range of fitted units and several integrated appliances, while there is also ample space for a family dining table, creating a sociable and practical heart to the home. The property also benefits from a heat source pump, adding to its modern credentials.

Heading upstairs, the landing provides access to both well-proportioned double bedrooms. The master bedroom is particularly appealing, offering useful built-in wardrobes alongside its own three-piece en suite, whilst the pleasant views over the surrounding open fields provide an attractive outlook and reinforce the home's private setting. The second bedroom is also a generous double and benefits from its own shower en suite, making the property particularly well suited to couples, young families or those who regularly accommodate guests. The layout provides an excellent level of privacy between the two bedrooms, with each benefiting from its own dedicated bathroom facilities.

Externally, the property offers a driveway providing off-road parking for two cars, together with an EV charger. The front garden is designed for easy maintenance, featuring a combination of attractive artificial lawn and flower beds which create a neat and welcoming approach to the home. To the side, the open fields provide a pleasant natural boundary, helping to create a greater feeling of privacy and space than might typically be expected from a modern cul-de-sac property. To the rear is a good-sized, enclosed garden offering a pleasant outdoor space for relaxing and entertaining, with a combination of artificial lawn and composite decking providing plenty of room for outdoor furniture. A useful shed also provides additional storage. Combining modern accommodation, two double bedrooms with en suites, off-road parking, an EV charger and attractive open-field surroundings, this delightful home offers an excellent opportunity for couples or young families seeking a peaceful yet well-connected property in a convenient Leyland location.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB



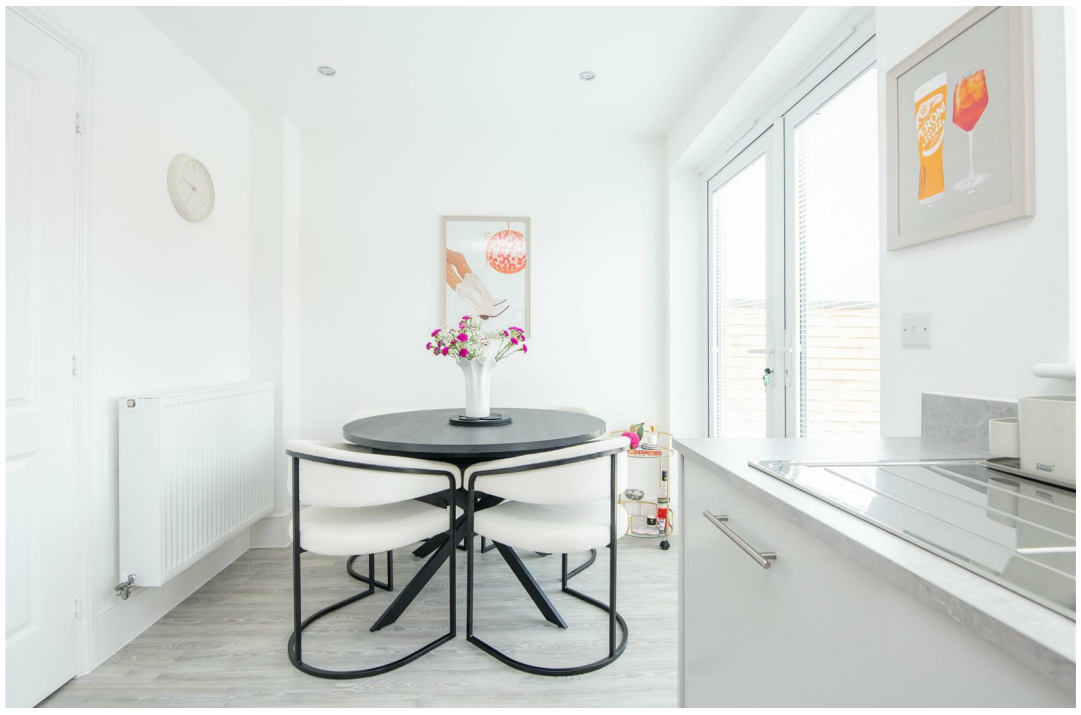


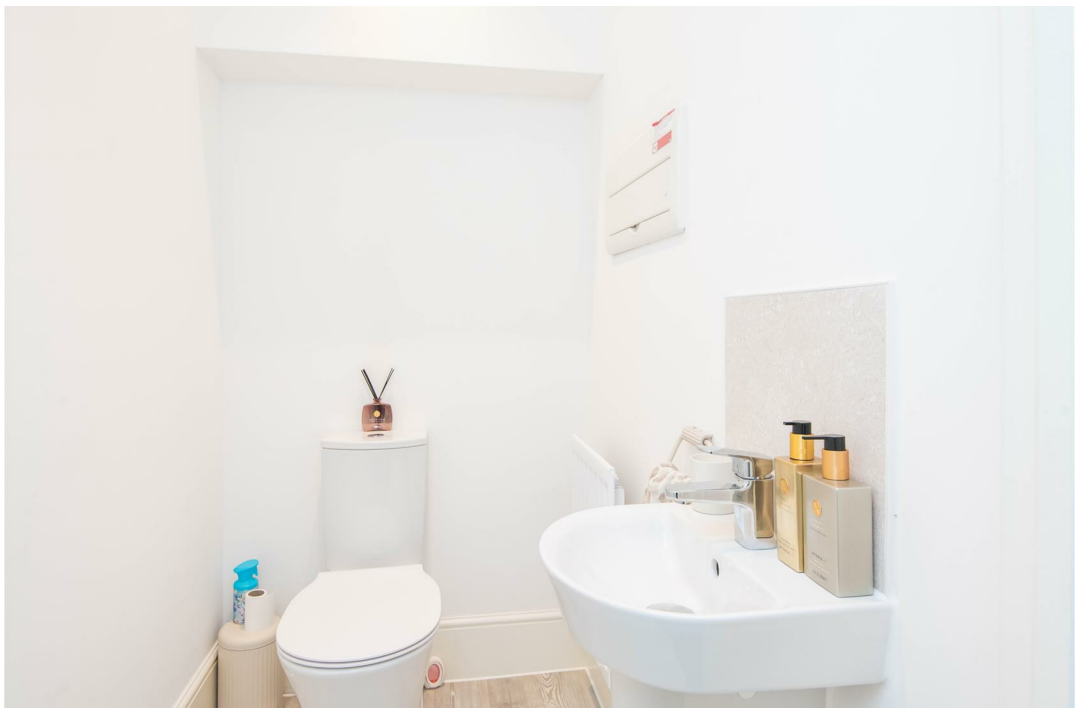






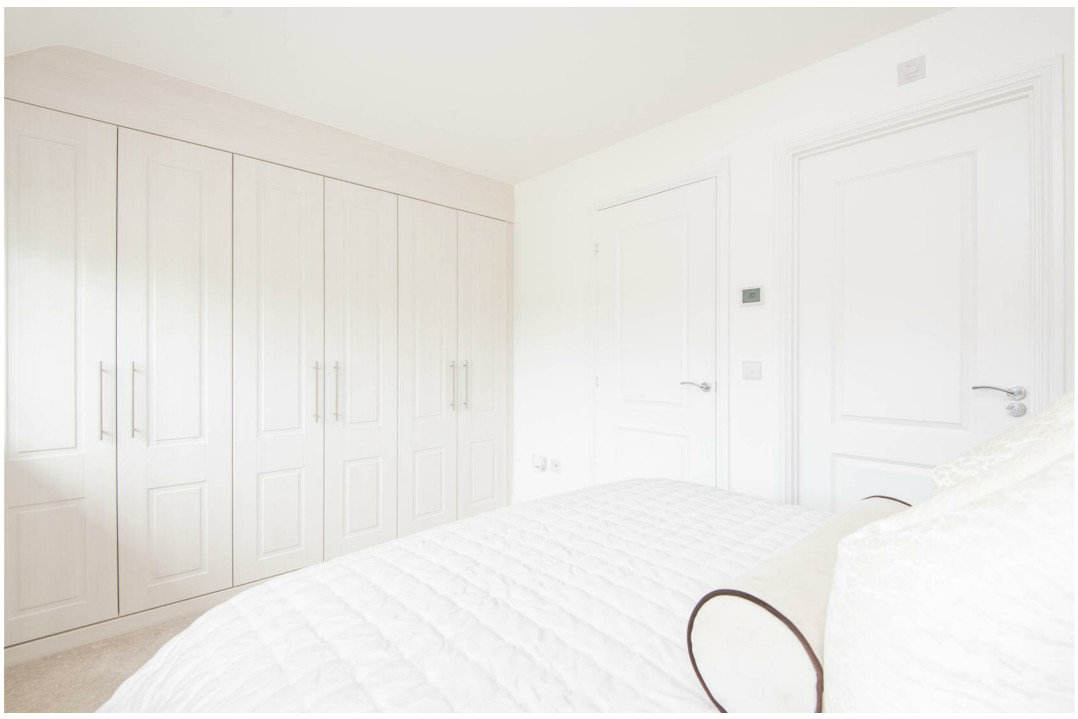
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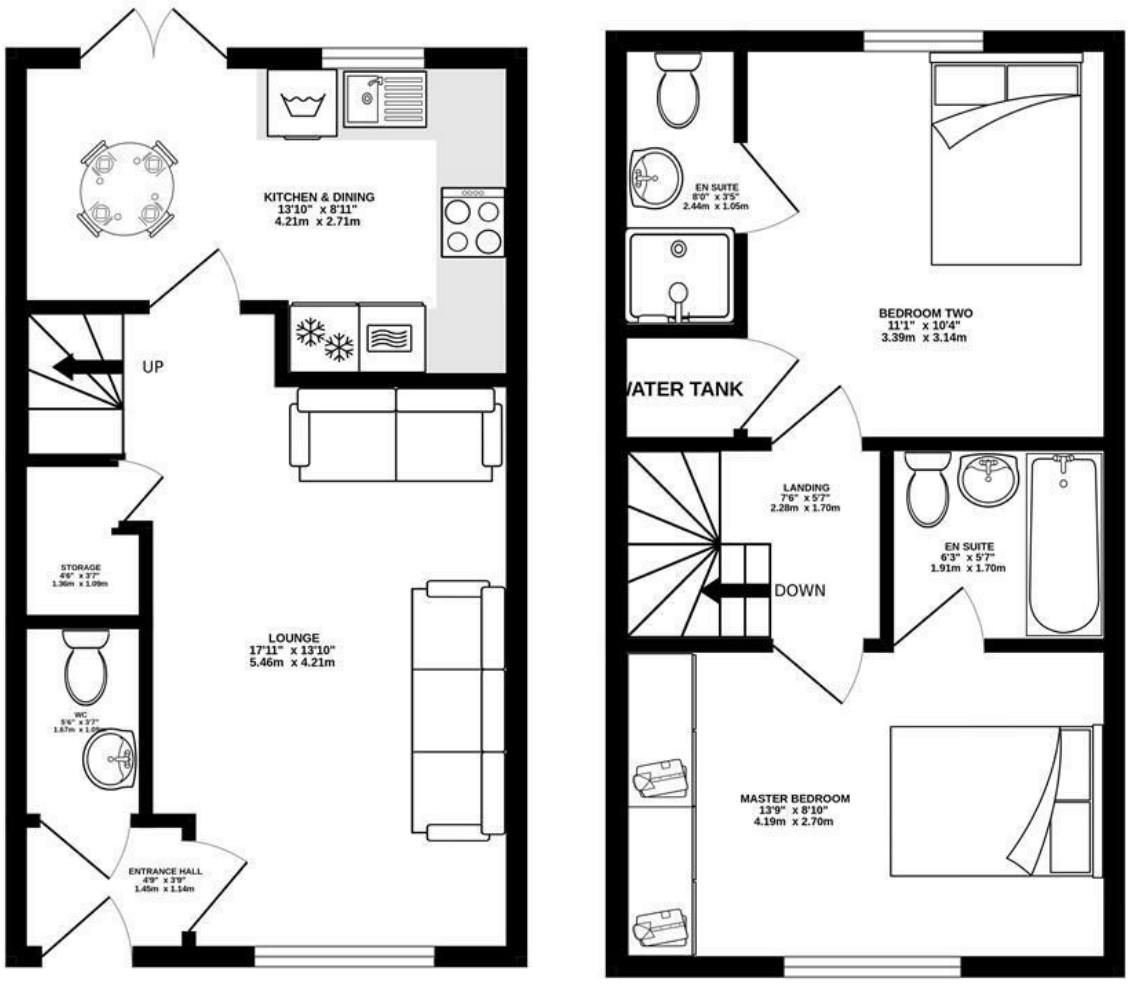


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GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.

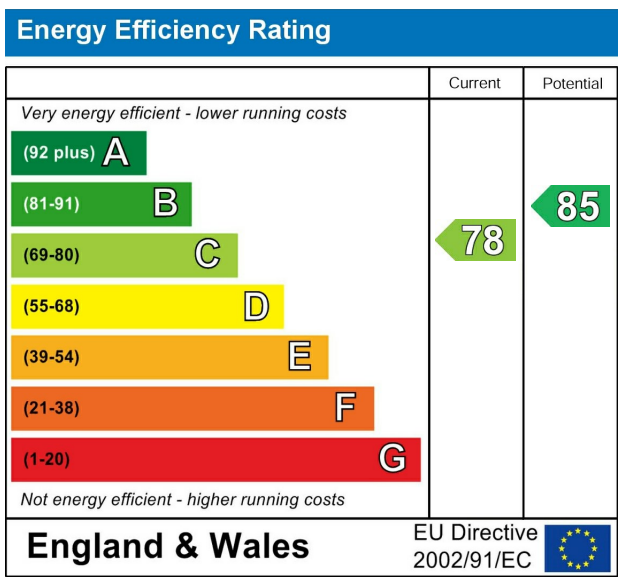
1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

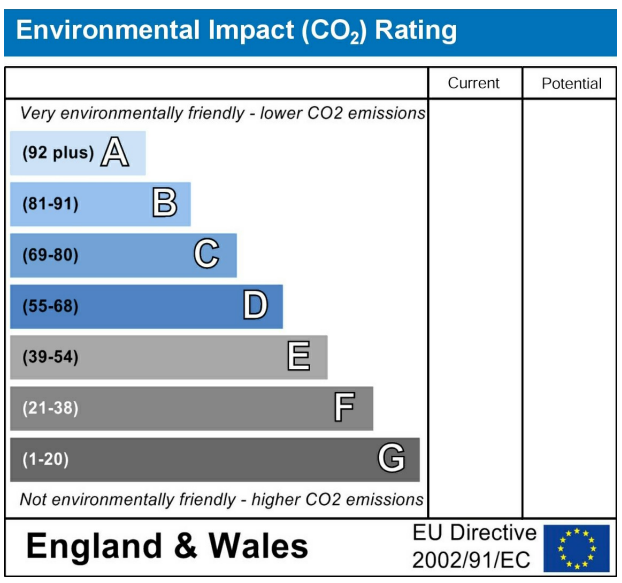


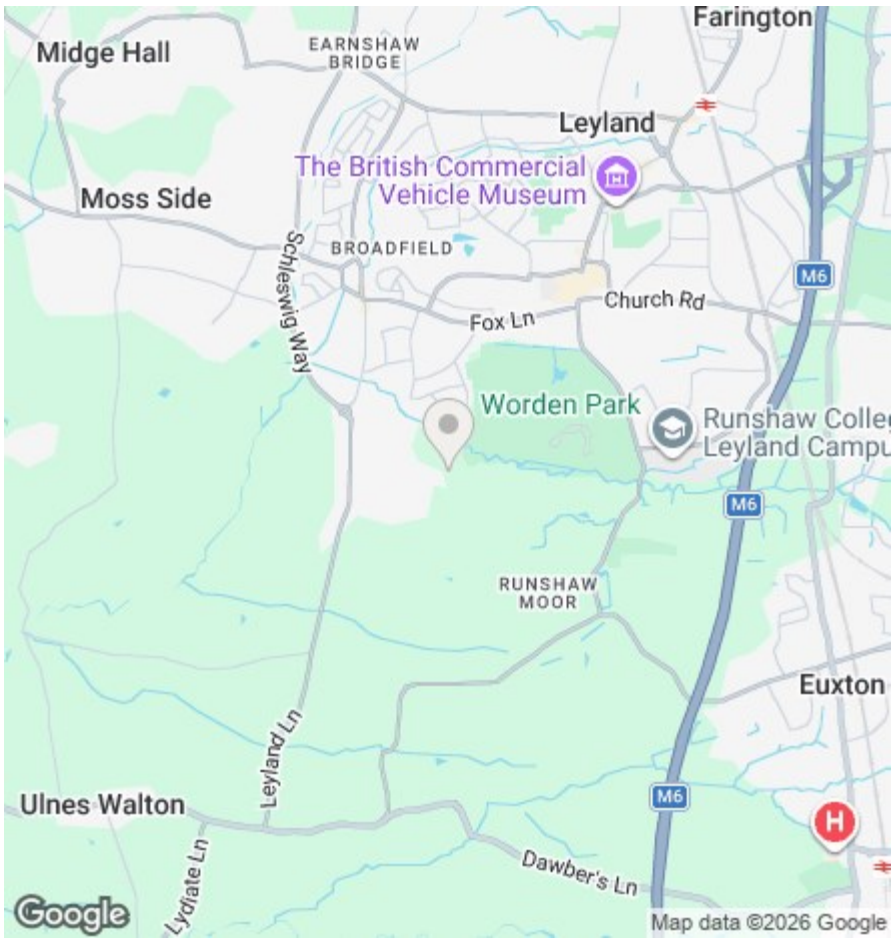
TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

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.







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