



Pembroke Place, Leyland

£400,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached family home, nestled at the end of a quiet cul-de-sac on a private lane in the highly sought-after area of Leyland. The property offers spacious and versatile living accommodation throughout and has been recently modernised to create a comfortable yet stylish home, ideal for modern family living. The property is situated within walking distance of Leyland town centre, which offers a superb range of local schools, shops, and amenities, along with excellent travel links via the nearby M6 and M61 motorways.

Stepping into the property through the welcoming entrance hallway/boot room, you are greeted by an impressive dining hall, where an open staircase leads to the galleried landing above. This space comfortably accommodates a family dining table and provides access to the remainder of the ground floor. To the right, you will find the spacious lounge, which features a charming log burner fireplace, newly laid carpet, and a large window overlooking the front aspect. Continuing through, you enter the kitchen/breakfast room. The contemporary fitted kitchen offers ample storage and integrated appliances, including a double oven, hob, dishwasher, and wine fridge. Adjacent to the kitchen is a practical utility room, providing additional storage, a sink, and space for freestanding appliances. From here, there is access to a convenient three-piece shower room, as well as internal access to the attached garage. Completing the ground floor are two well-proportioned double bedrooms, with the master bedroom benefiting from fitted storage. The second bedroom features double patio doors opening onto the rear garden.

Upstairs, you will find two further double bedrooms, both benefiting from access to useful eaves storage. Currently used as an office/hobby room, bedroom three also enjoys a charming Juliet balcony with views over the nearby sports ground. Additional storage is available from the landing, where a convenient WC is also located.

Externally, the property boasts a private driveway to the front, providing off-road parking for multiple vehicles, along with up-and-over access to the attached single garage, which is fitted with power and lighting.

To the rear is a generously sized south-west facing garden, featuring a well-maintained lawn, a raised decking area, and a storage shed. There is also a spacious summer house, equipped with electricity and bifolding doors, creating a versatile space ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality and position of this lovely home and to avoid disappointment.

















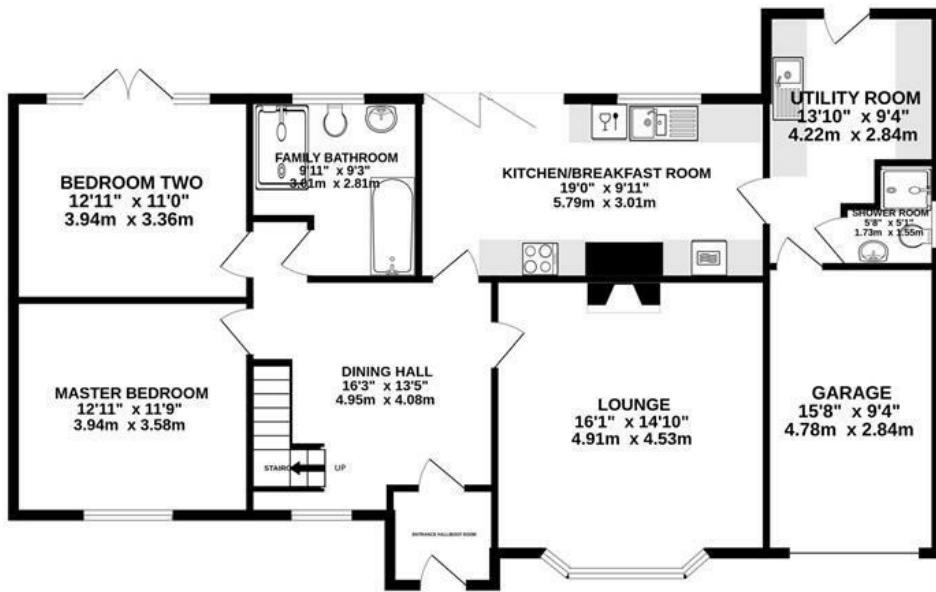
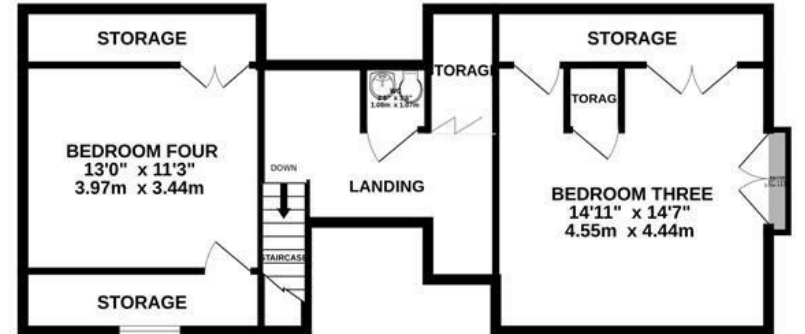
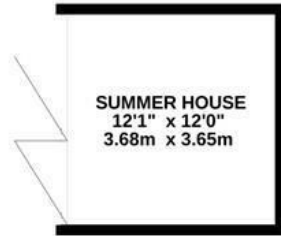




BEN ROSE

GROUND FLOOR
1404 sq.ft. (130.5 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.

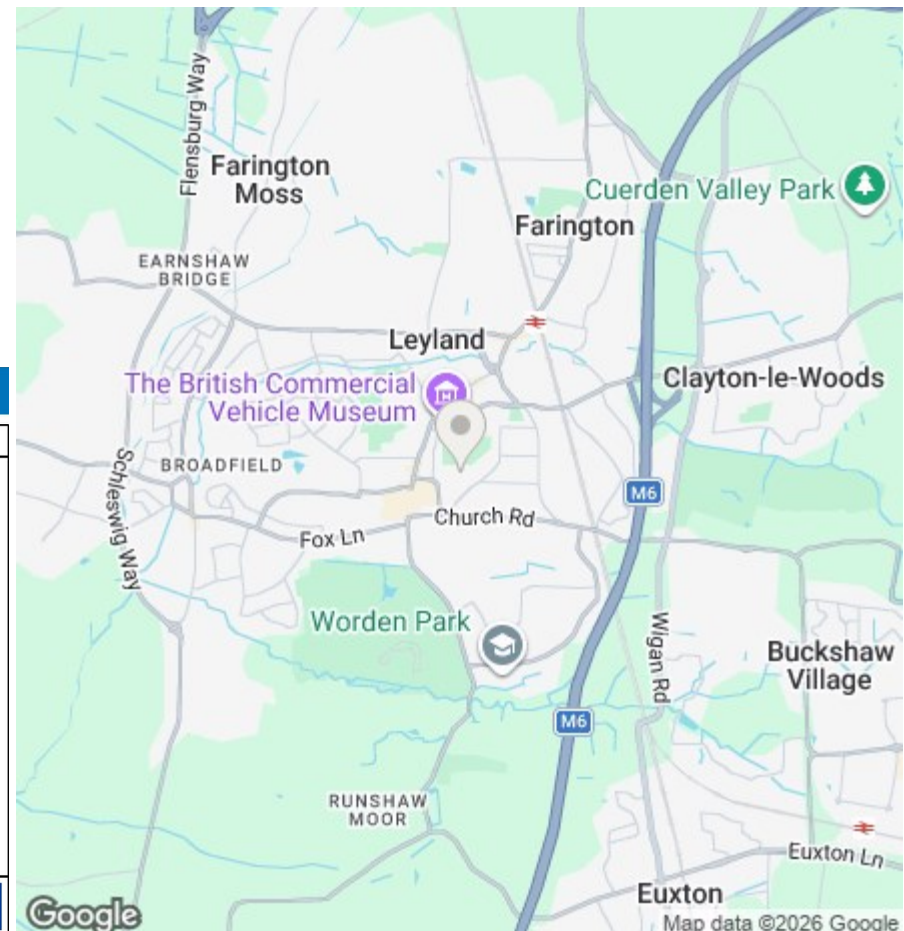


TOTAL FLOOR AREA : 2045 sq.ft. (190.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	