



## West Paddock, Leyland

**Offers Over £300,000**

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom detached bungalow, situated in a highly sought-after area of Leyland. This charming home offers versatile living accommodation perfectly suited to families and couples alike, providing a wonderful blend of comfort and convenience. Ideally located, the property enjoys easy access to a host of local amenities including nearby shops, cafés, and highly regarded schools. Leyland town centre is just a short distance away, offering further retail and leisure facilities. Excellent travel links are also within close reach, with Leyland train station providing direct routes across the North West, and the M6 and M61 motorways offering convenient connections to Preston, Chorley, and Manchester.

Stepping inside, you are greeted by a welcoming entrance hall that provides access to all principal rooms. The spacious lounge is bright and airy, featuring a large front-facing window that fills the room with natural light – the perfect space for relaxing or entertaining guests. Moving through, the kitchen/diner offers ample room for both cooking and dining, fitted with a range of base and wall units, and enjoying pleasant views out to the rear garden. This open layout provides an ideal setting for family meals or social gatherings.

The bungalow boasts three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes, offering excellent storage while maintaining a sleek, tidy look. The second bedroom provides generous space for a double bed and furnishings, while the third bedroom offers flexibility – perfect for use as a guest room, nursery, or home office. Completing the interior is the family bathroom, fitted with a three-piece suite in white, providing both practicality and comfort.

Externally, the home continues to impress. To the front, a gated driveway provides secure off-road parking for multiple vehicles and leads to an attached garage, while the neatly maintained front lawn is bordered by mature hedges, adding a touch of privacy and greenery. To the rear, the garden offers a lovely outdoor retreat, featuring a paved patio area ideal for seating and outdoor dining, complemented by raised flower beds and a well-kept lawn – a perfect space for families to enjoy or for those who appreciate gardening.

Overall, this delightful bungalow offers a fantastic opportunity to own a well-presented home in a desirable location. With its generous living spaces, flexible accommodation, and excellent access to local amenities and transport links, this property would make an ideal home for a growing family or those looking to downsize without compromise.





















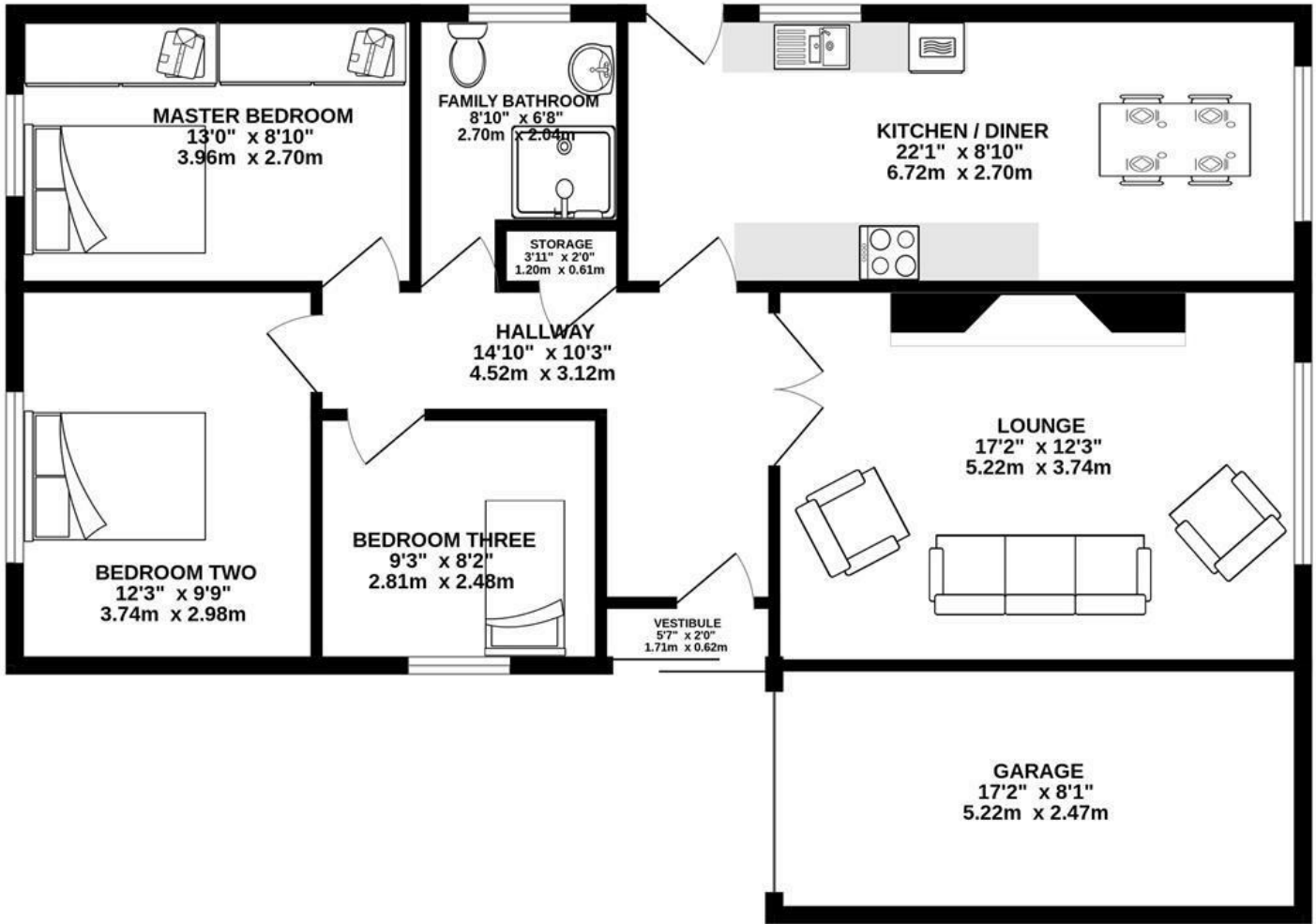






# BEN ROSE

GROUND FLOOR  
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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.

Made with Metropix ©2025



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	

