



Fossdale Moss, Leyland

Offers Over £270,000

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom detached true bungalow, nestled within a quiet and friendly cul-de-sac in the highly desirable area of Leyland, Lancashire. Perfectly suited to those looking to downsize or enjoy a more relaxed pace of life, this well-maintained home offers spacious single-level living, complemented by an exceptional outdoor space. The location provides a peaceful residential setting while remaining conveniently close to a range of local amenities, including supermarkets, independent shops, healthcare facilities, and well-regarded eateries. Excellent transport links are also nearby, with Leyland train station offering direct routes to Preston, Manchester and beyond, along with reliable bus services and easy access to the M6 and M61 motorways. Nearby towns such as Chorley and Wigan provide an even wider selection of retail and leisure options.

Stepping into the property, you are welcomed by a central hallway that leads through to a generously sized lounge, featuring a charming gas fireplace that creates a warm and inviting focal point. This spacious reception area flows effortlessly into a dedicated dining space, complete with a practical serving hatch through to the kitchen, ideal for everyday convenience. From here, you enter the conservatory, a wonderfully bright and relaxing space that enjoys uninterrupted views over the garden—perfect for sitting back and appreciating the surroundings throughout the seasons. Returning to the hallway, the kitchen offers a functional layout with direct access out to the garden, while the remainder of the accommodation includes two well-proportioned double bedrooms, both benefiting from fitted wardrobes, and a neatly presented shower room featuring a walk-in shower. The hallway also offers excellent practicality with two useful built-in storage cupboards.

Externally, this property truly stands out. To the front, there is a beautifully maintained garden featuring stylish porcelain flagging, decorative stone, and established shrubs, alongside a large driveway providing off-road parking for up to three vehicles. A substantial double detached garage offers excellent additional storage or secure parking. To the rear, the garden is a real highlight - south-facing and thoughtfully landscaped, it provides a stunning outdoor retreat. Mainly laid to lawn and surrounded by an array of mature plants, trees, and colourful flowers, the space feels both private and tranquil. A patio area offers the perfect spot for outdoor seating and entertaining, allowing you to fully enjoy the sunshine throughout the day. This is a rare opportunity to acquire a well-cared-for bungalow in a sought-after setting, offering comfort, privacy, and truly exceptional outdoor living.







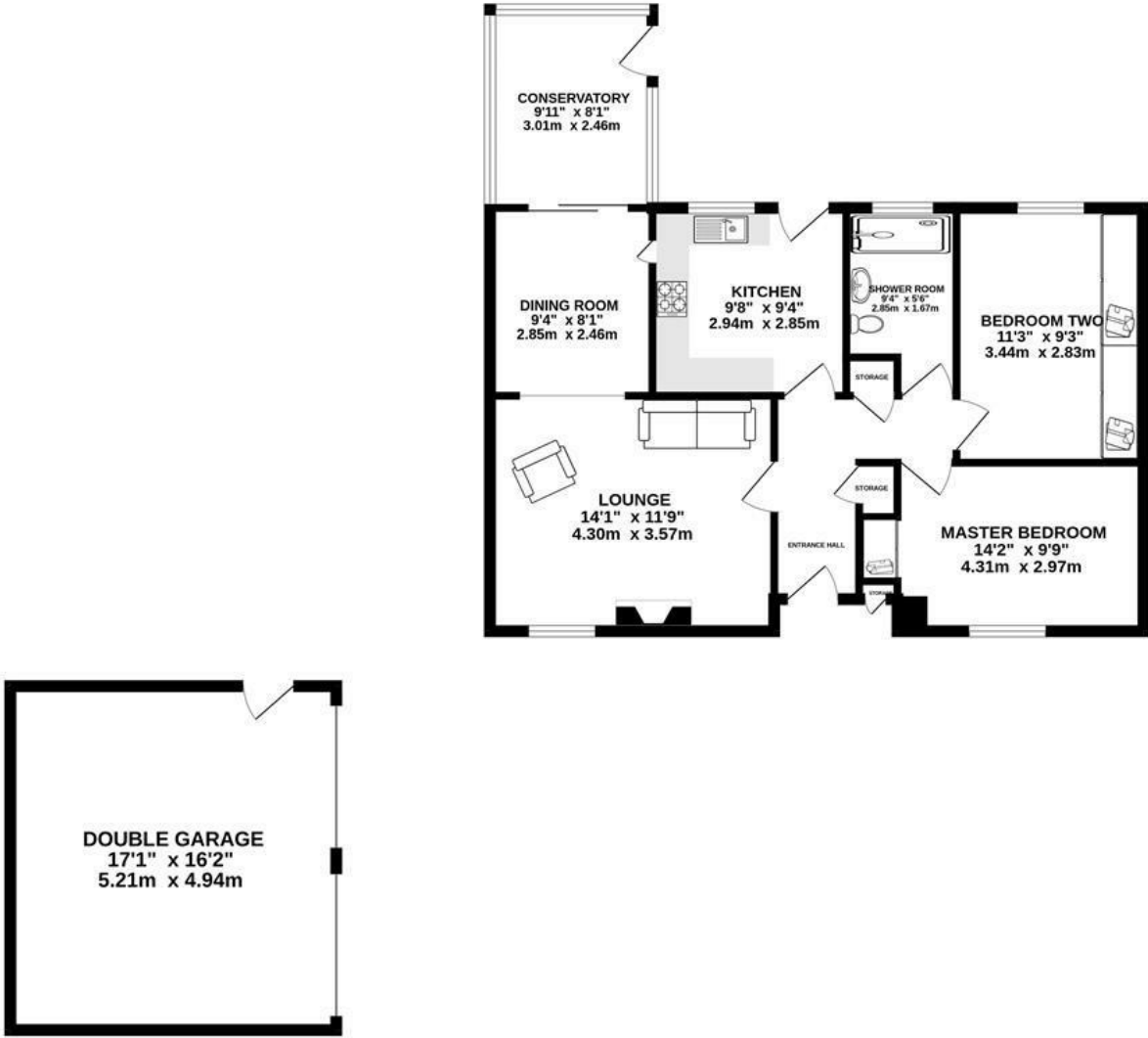






BEN ROSE

GROUND FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.1 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		
	69	77
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 	

