



Edgehill Crescent, Leyland

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this charming two bedroom, semi-detached property, in a sought after area of Leyland. Perfectly suited for first time buyers and couples, this beautifully presented property boasts a high standard of living throughout. Its location offers a peaceful setting while still providing excellent access to the heart of Leyland as well as Preston City center. Local amenities, including shops and schools, are within easy reach, and the property benefits from fantastic travel links, with Leyland train station nearby, regular bus services, and convenient access to the M6 and M61 motorways.

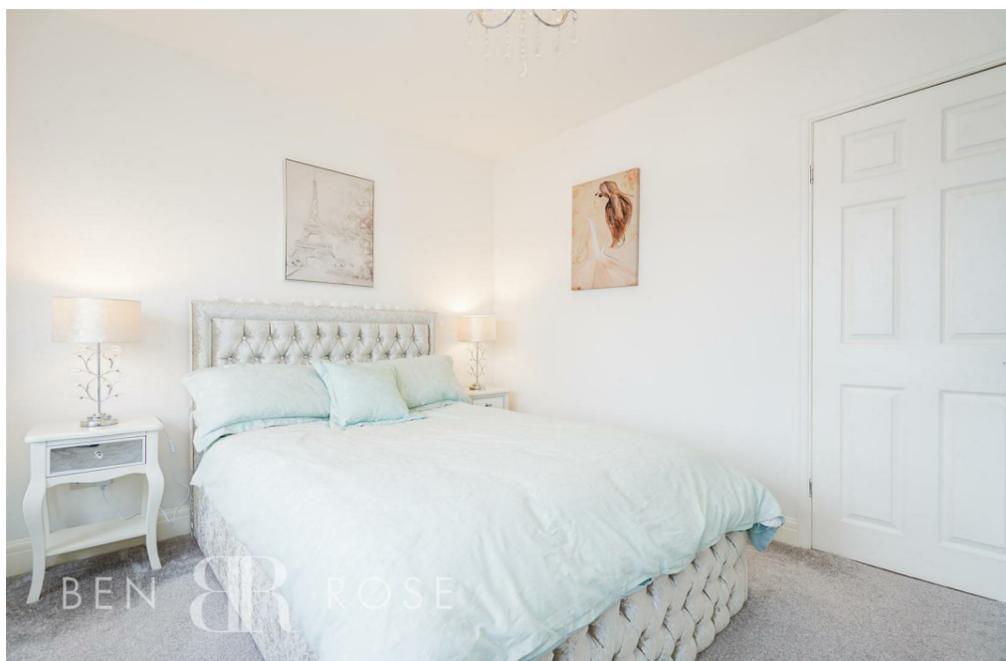
Internally, the property briefly comprises a welcoming entrance hall leading immediately into the spacious lounge. Here you'll find a large fronted bay window that keeps the space feeling bright and airy. Moving through to the rear, a dining room with under stair storage awaits. With enough room to accommodate a 6 person dining table and seamless access to the kitchen, this is an ideal area for entertaining. Moving to the back of the house is the delightful kitchen with ample worktop space, built-in appliances including a hidden fridge freezer and oven as well as ambient light. A window looking over the garden and double patio doors keep the space nice and bright.

Moving upstairs you'll find two well sized bedrooms. The master bedroom shares a similar bay window to the lounge, keeping the room flooded with natural light. Across is the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is a driveway with off road parking for two vehicles. To the rear, an easy to maintain garden comprises a laid artificial lawn and patio and decking area, with plenty of room for outdoor seating and a large shed. Overall this home is bursting with charm and character and effortlessly combines modern living and practicality, making it a must-see property in a highly desirable location.











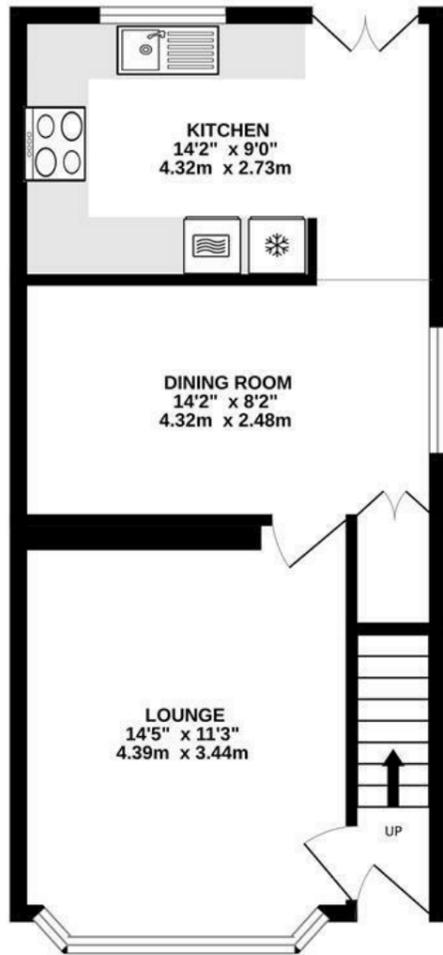
BEN ROSE



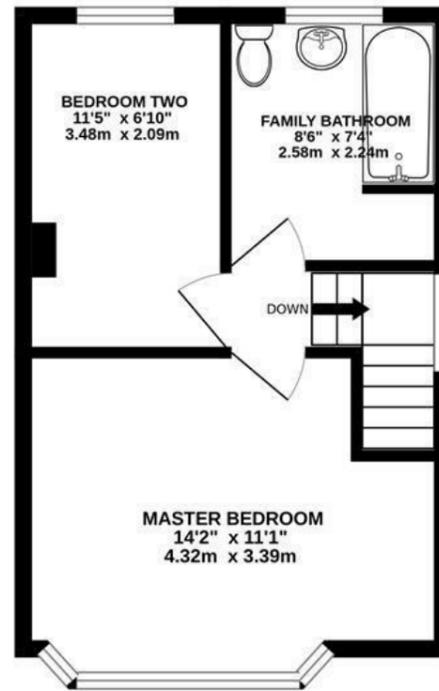
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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

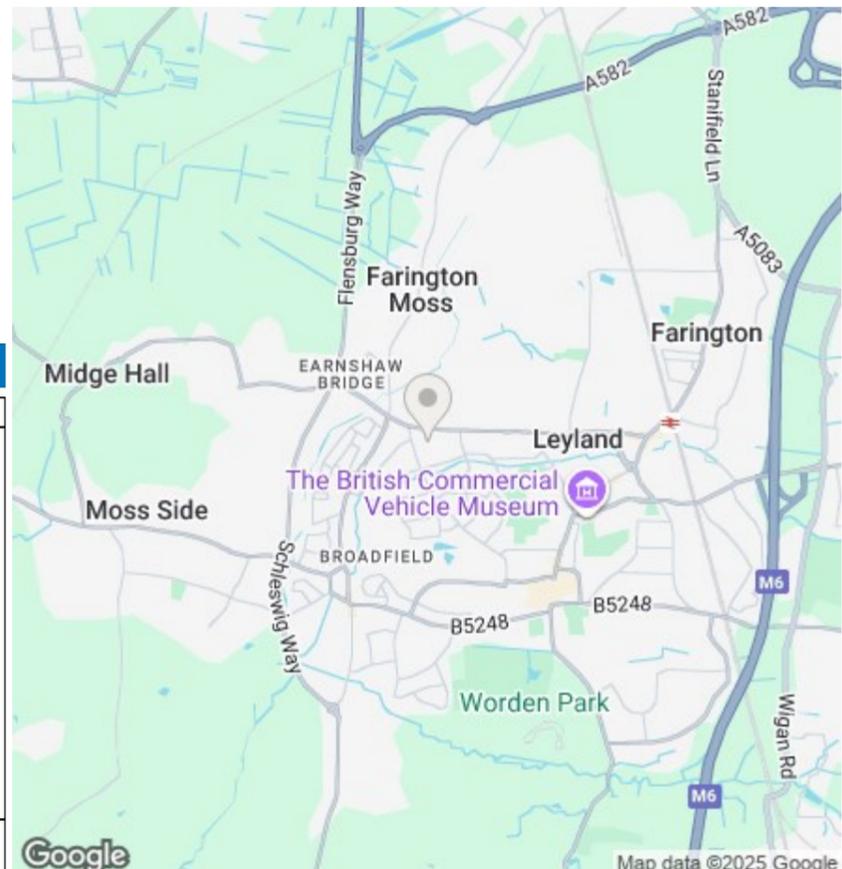


TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

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		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	