BEN ROSE



Leadale Road, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this three bedroom semi-detached home, situated in a well-established residential area of Leyland. Offering fantastic potential throughout, this property is ideal for first-time buyers looking to create a home of their own or investors seeking a promising opportunity. Whilst in need of modernisation, the home boasts a spacious layout, generous outdoor space and a detached family-friendly setting. Conveniently located, the property is within easy reach of a wide range of local amenities, including supermarkets, shops, schools and leisure facilities. Leyland Train Station is just a short distance away, providing regular rail services to Preston, Manchester and beyond, whilst excellent bus routes and nearby access to the M6, M61 and M65 motorways make commuting to surrounding towns and cities straightforward.

Stepping into the property, you are welcomed by a bright and airy reception hall with the staircase leading to the first floor. To the left is the fitted kitchen, which overlooks the front aspect and benefits from a range of integrated appliances. From here, a door provides access to the convenient downstairs WC and the integrated garage. Straight ahead from the hallway is the spacious rear lounge, featuring a charming bay-fronted window, a traditional brick fireplace with a gas fire and a large archway that opens into the dining room, creating an excellent flow between the living spaces. The dining room enjoys direct access to the rear garden via a glazed external door and also connects back through to the kitchen, making it a practical space for both family living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom also includes fitted wardrobes, providing useful built-in storage. The remaining bedroom offers flexibility for use as a child's room, guest bedroom or home office. Completing the accommodation is a two-piece family bathroom with an overhead shower, alongside a separate WC for added convenience.

Externally to the front, the property features a flagged hardstanding providing off-road parking for multiple vehicles, leading directly to the integrated garage. To the rear a south-facing rear garden offers excellent outdoor space, comprising a flagged patio, a generous lawn, gravelled sections and a pathway running through the garden. With its spacious accommodation, excellent potential for improvement and convenient Leyland location, this is a fantastic opportunity for buyers looking to add value and create a home tailored to their own tastes.





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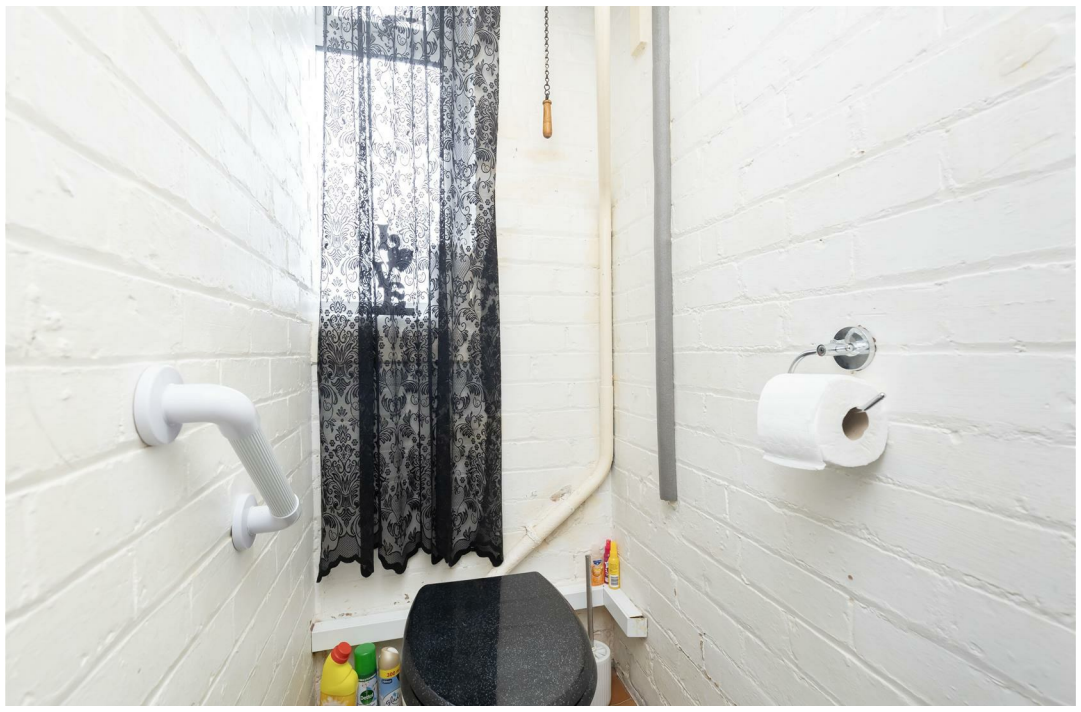


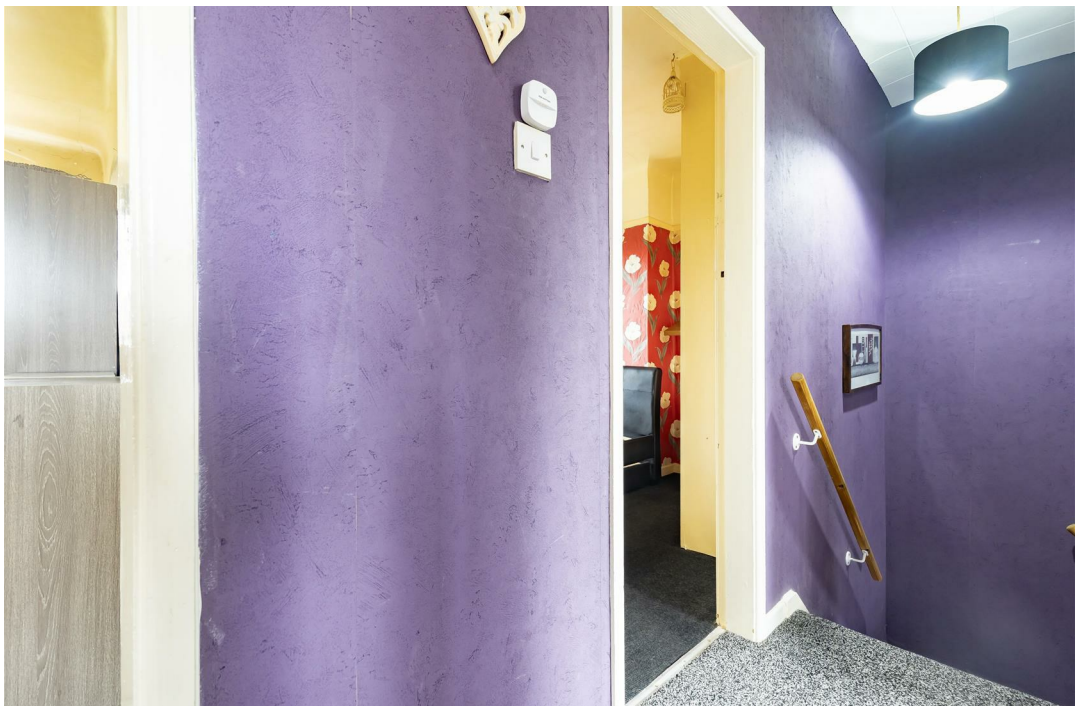


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about waiting for the Storm to pass it's about learning to dance in the RAIN











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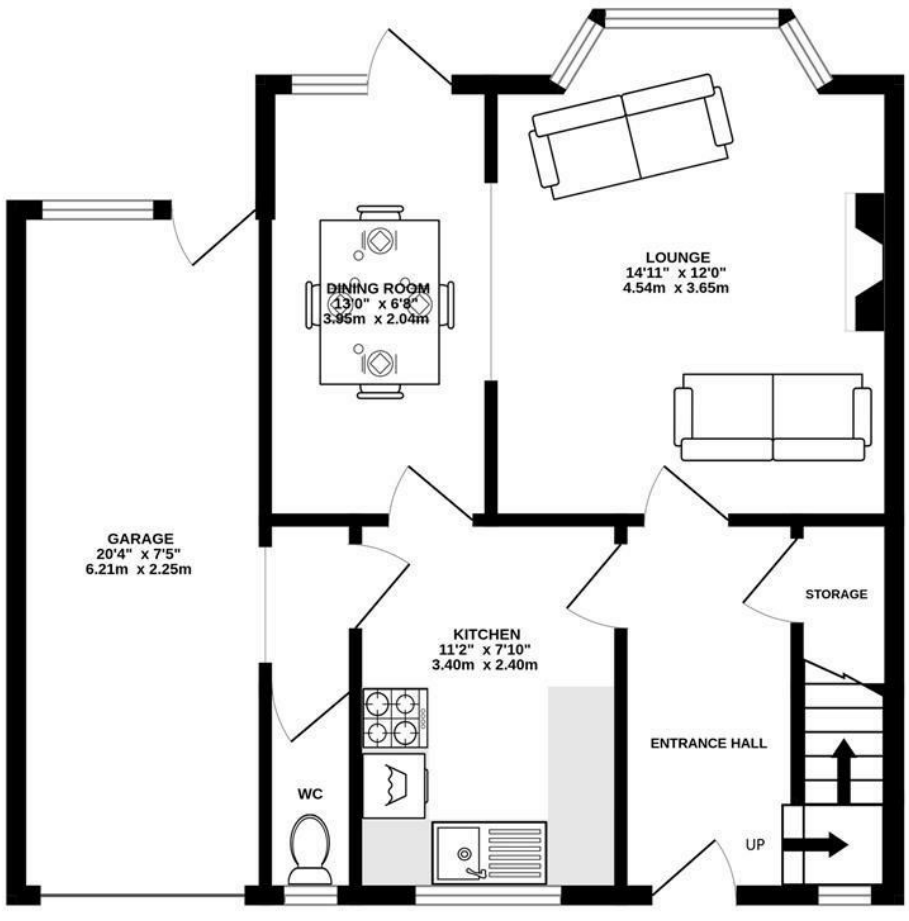




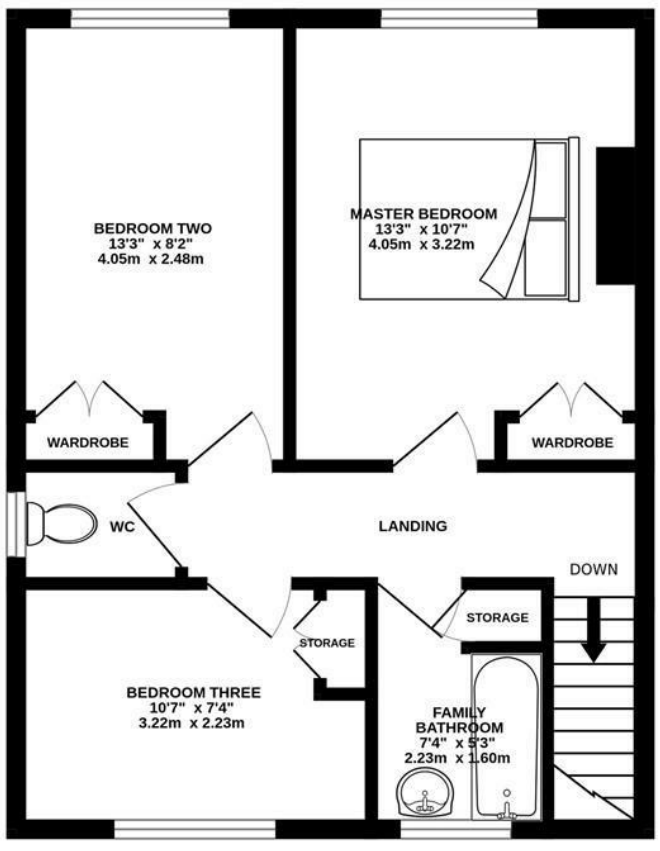


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GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



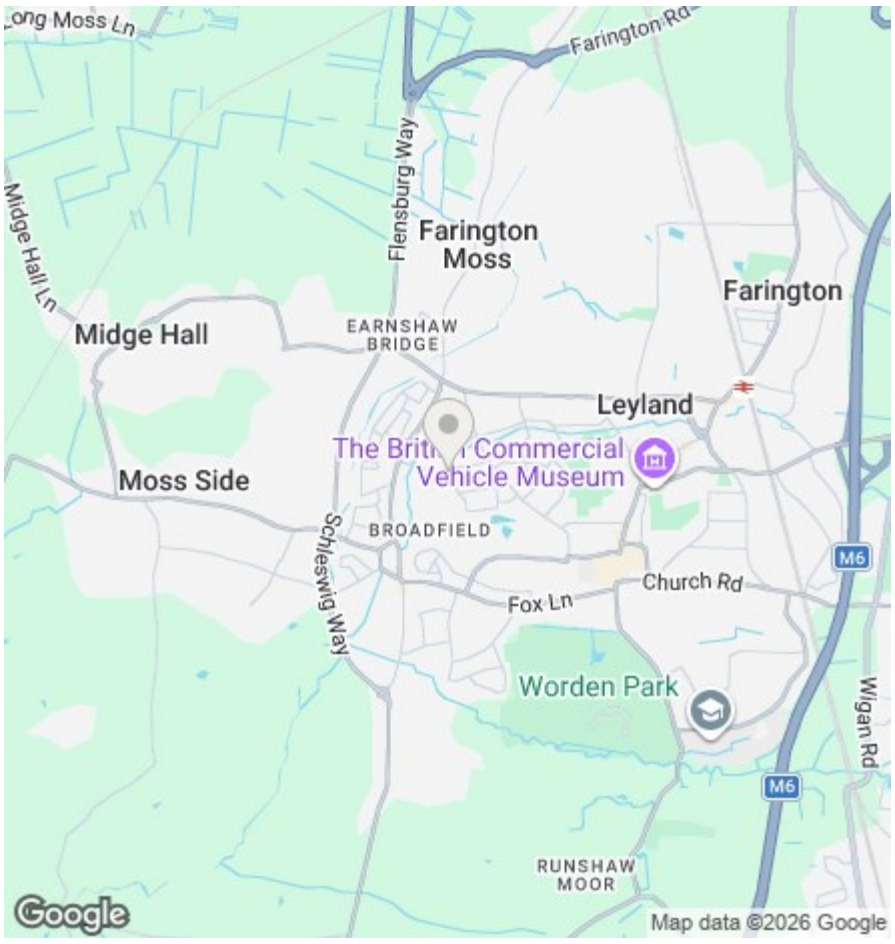
1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.

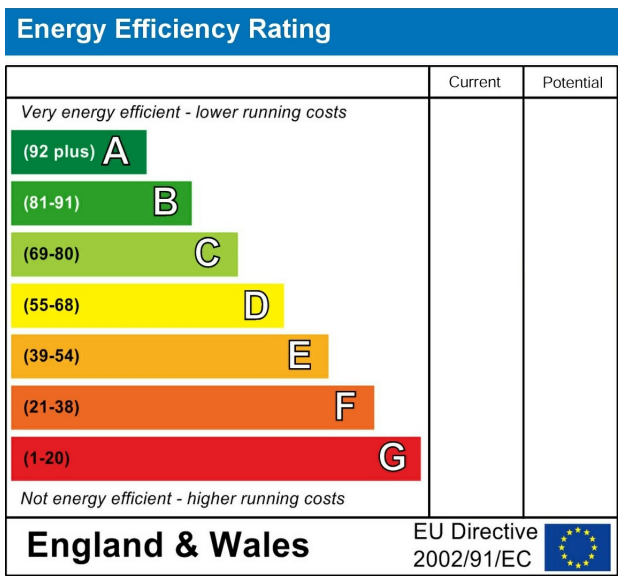


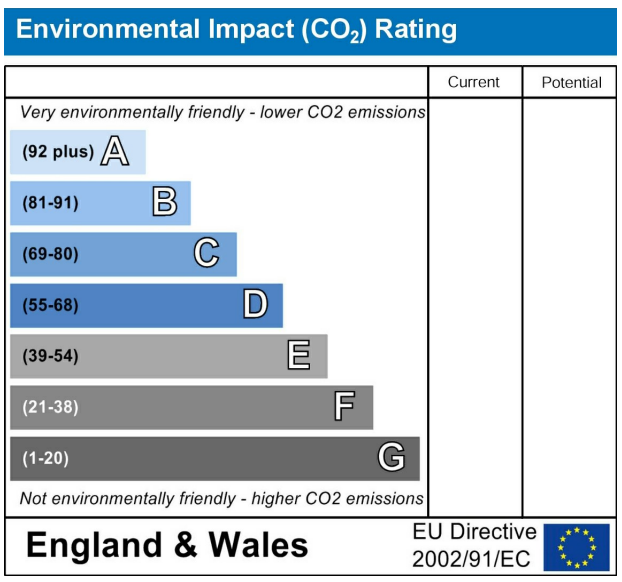
TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

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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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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