



Broadfield Drive, Leyland

Offers Over £215,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three/four-bedroom semi-detached property, located in a popular residential area of Leyland. The home is conveniently situated close to Leyland town centre, with its superb local schools, shops, amenities, and the award-winning Worden Park. Additionally, the property offers fantastic travel links to nearby towns and cities via the M6 and M65 motorways, as well as Leyland train station.

The home has been recently refurbished, offering a fresh and contemporary finish throughout, with neutral décor, new flooring, and carpets. The property also benefits from approved plans for a full loft conversion, with building regulations in place and structural steel beams already installed, providing an excellent opportunity for further expansion and added living space.

Internally, the property briefly comprises a welcoming entrance hall, providing access to most ground floor rooms and housing the staircase to the upper level. To the left, you'll find the spacious lounge at the front of the property, featuring a beautiful bay window and through access to the family/dining room. The lounge is currently utilized as a fourth bedroom, adding excellent versatility to the home.

To the rear, the kitchen and family/dining area are beautifully designed in a semi-open plan layout, benefitting from underfloor heating and bi-fold doors opening out to the garden. The kitchen boasts modern shaker-style cabinetry with complementary wood work surfaces and integrated appliances. A convenient breakfast bar subtly separates the kitchen from the family/dining area, which offers generous space for a large dining table and sofa suite. A convenient WC is also located just off this area.

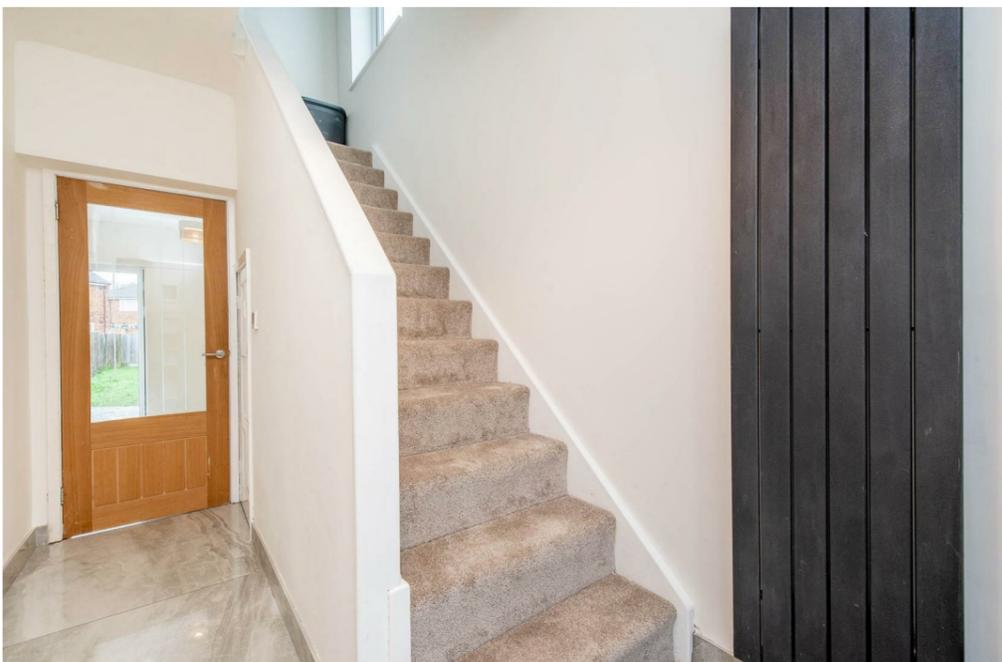
Moving upstairs, you'll find three well-proportioned bedrooms, all benefiting from integrated storage. A sleek three-piece shower room with a bathtub completes this floor.

Externally, the front of the property features a lawned garden alongside a paved driveway, boasting an electric vehicle charging point and off-road parking for two vehicles. To the rear is a generously sized garden, mainly laid to lawn with a paved patio area. The impressive garden also features a detached studio, offering versatile space ideal as a home office, gym, or additional sitting room. This space is fully insulated and benefits from electricity, double glazing, and laminate flooring.

Viewing at your earliest convenience is highly recommended to avoid potential disappointment.

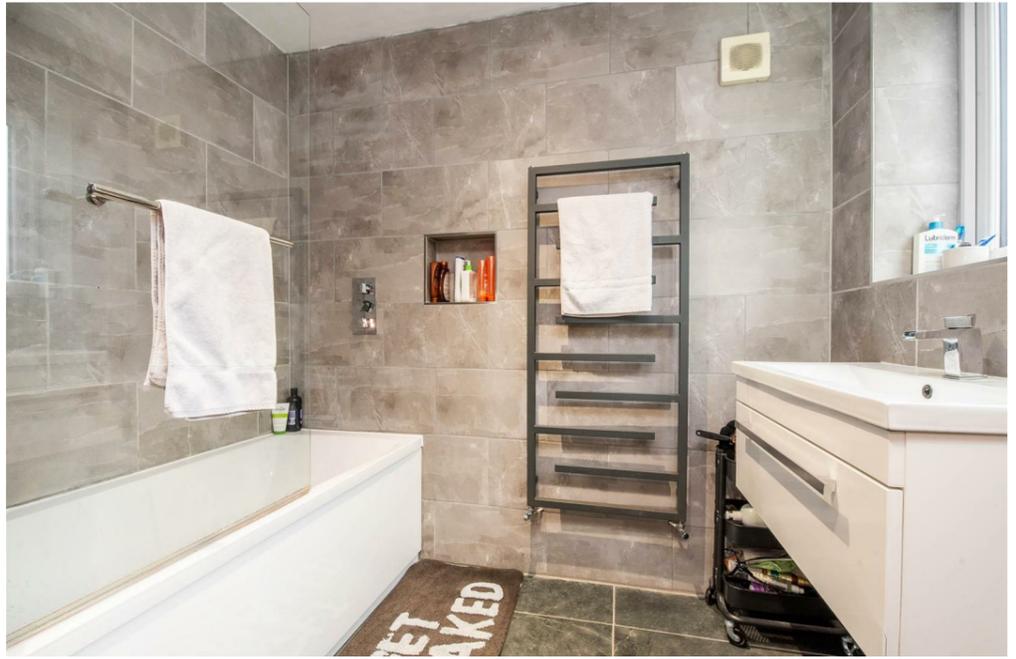






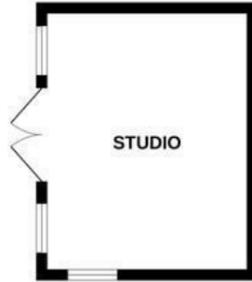




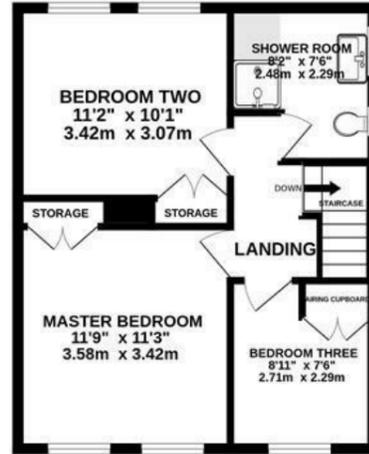


BEN ROSE

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.

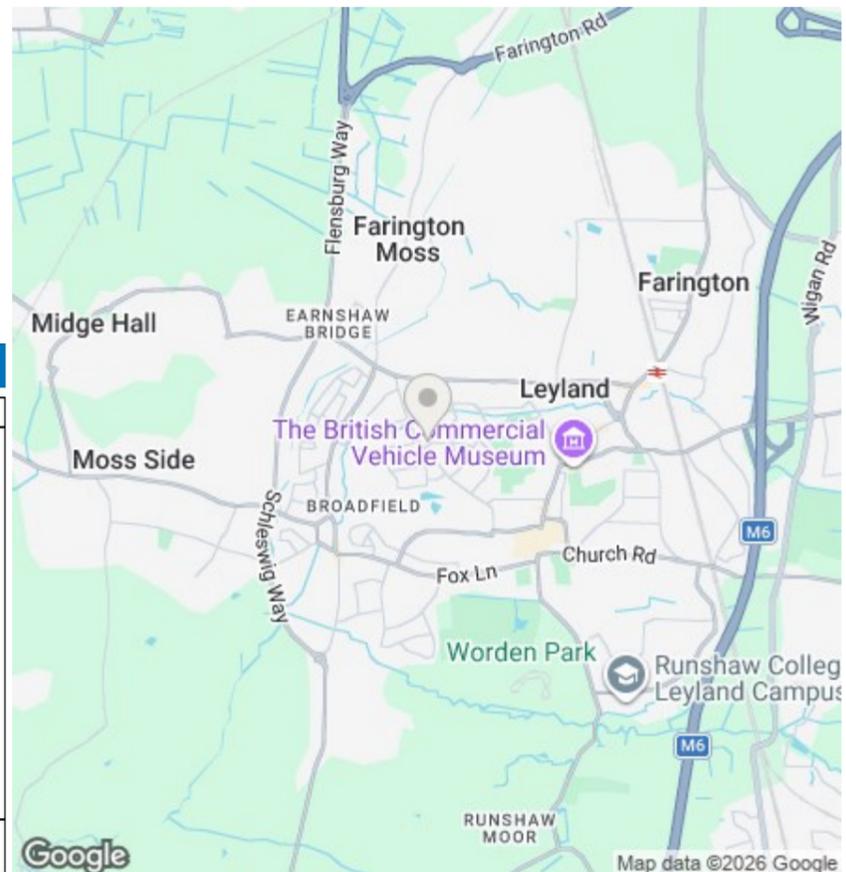


TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.

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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
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