



Westwood Road, Leyland

Offers Over £160,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two bedroom mid-terrace property, ideally situated on a quiet cul de sac in the heart of Leyland. Perfectly suited to first time buyers looking to take their first step onto the property ladder, the home is ideally located close to Leyland town centre, with excellent local schools, supermarkets and a wide range of amenities all within easy reach. The property also benefits from fantastic travel links, including nearby Leyland train station and convenient access to the M6 and M61 motorways. Beautifully decorated throughout and ready to move straight into, early viewing is highly recommended to avoid any potential disappointment.

Upon entering, a welcoming reception hall provides access through to the spacious lounge. This delightful space benefits from a large front-facing window allowing plenty of natural light to fill the room, together with a gorgeous feature fireplace creating an attractive focal point. From here, the property flows through into a sizeable dining room, offering ample space for a large family dining table while also providing the versatility to be used as a family room, home office or additional living space to suit the needs of the new owner. The dining room leads through to the kitchen, which is fitted with an integrated oven and hob, complementary worktops and space for additional freestanding appliances. There is also useful under-stair storage, while external access provides a convenient route out to the rear yard and garage.

To the first floor, there are two spacious double bedrooms, with the master bedroom in particular boasting a generous room size. Bedroom two is currently utilised as a guest bedroom and office, demonstrating the versatility of the accommodation, while there is also potential for the property to be reconfigured to create a third bedroom, subject to any necessary permissions and alterations. Completing the first floor is a modern three-piece family bathroom, featuring an L-shaped bath with shower over.

Externally, the front of the property provides space for on-road parking, with a gated footpath leading up to the front entrance. To the rear is a good-sized yard, offering a practical outdoor space and benefiting from side access into the integrated garage. The garage is equipped with power and lighting, along with an electronic door, and could also lend itself to use as a utility room if required.

With its spacious and versatile accommodation, attractive presentation and convenient Leyland location, this is a home that is ready to move into and offers an excellent opportunity for first time buyers and those looking for a well-presented property with further potential.

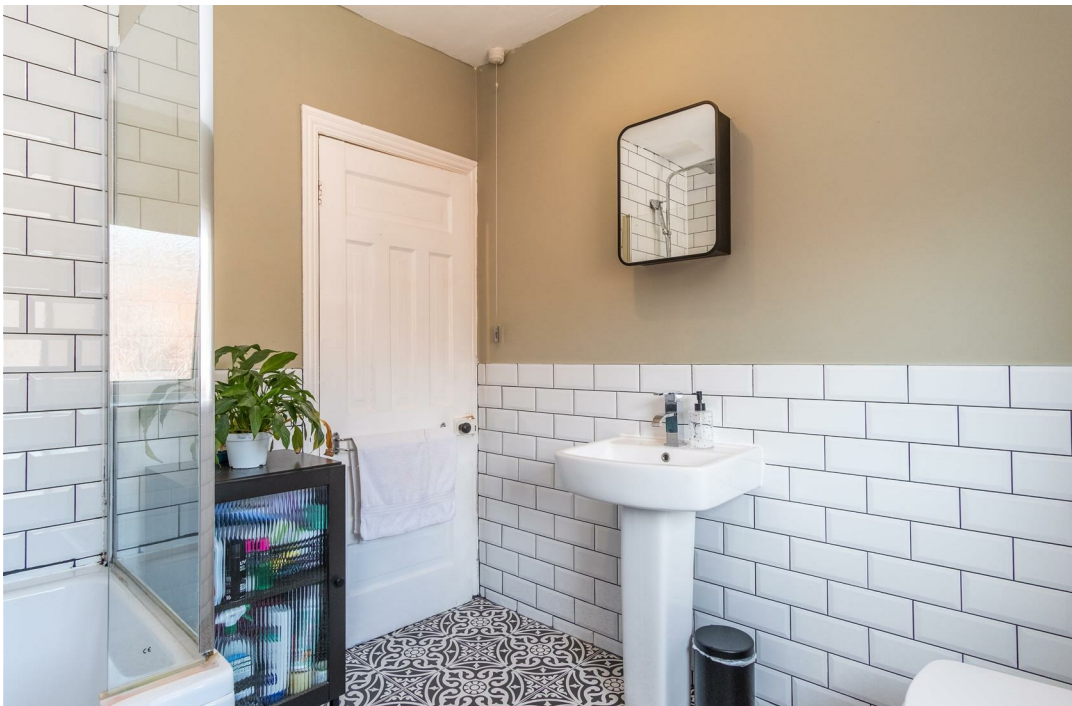






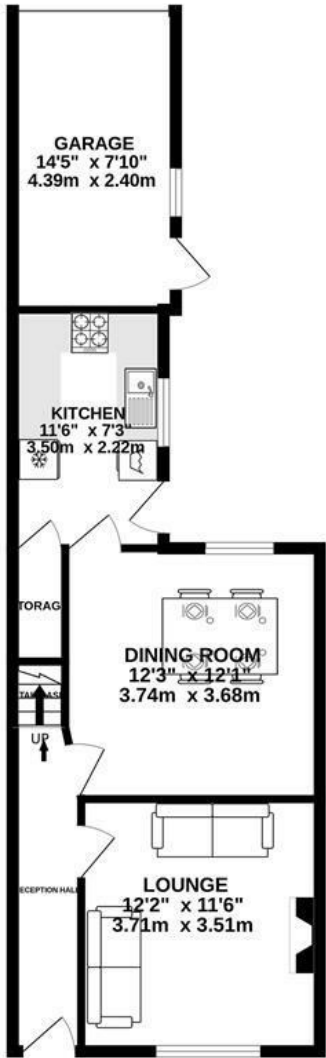




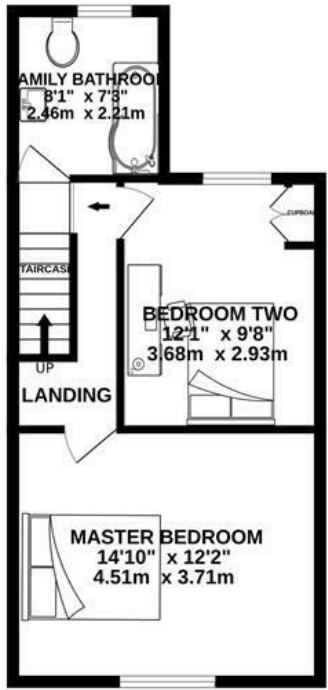


BEN ROSE

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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 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	

