



Peacock Hall Road, Leyland

Offers Over £150,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property, situated in a popular residential area of Leyland. Offering fantastic potential throughout, this home is in need of modernisation, making it an excellent opportunity for families, first-time buyers looking to put their own stamp on a property, or investors seeking their next project. Ideally positioned, the property enjoys convenient access to a wealth of local amenities including supermarkets, schools, parks and leisure facilities, while Leyland town centre is just a short distance away. Excellent transport links are also close by, with Leyland Railway Station providing direct services to Preston, Manchester and beyond, alongside regular bus routes and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley, Southport and Manchester straightforward.

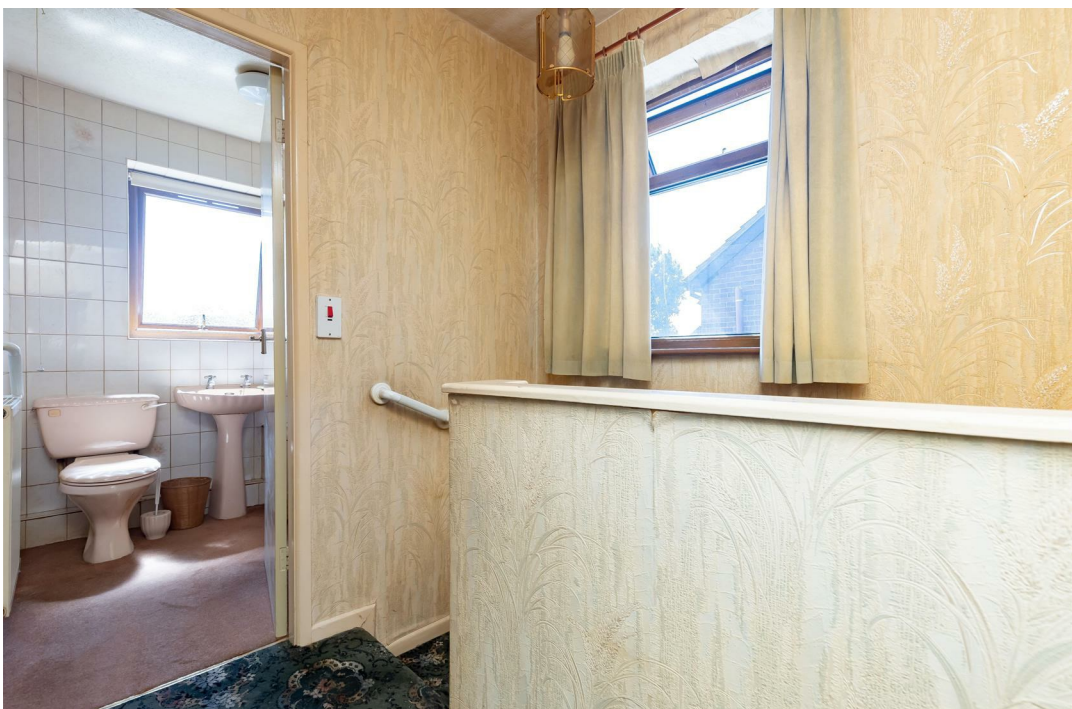
Stepping into the property, you are welcomed by a vestibule which opens into the inviting reception hall, where the staircase rises to the first floor. From here, you'll find the spacious lounge positioned to the left, featuring a traditional gas fire set within a polished stone hearth and attractive wooden surround, whilst a large front-facing window fills the room with natural light. Straight ahead, the split-zone kitchen is arranged across two separate areas, both finished with matching tiled flooring and benefiting from a range of integrated appliances. The first section offers integrated storage cupboards either side of the entrance alongside a large window overlooking the rear garden, while an opening leads through to the second kitchen area, where additional storage cupboards, a further rear-facing window and an external door provide practical access to the garden. An archway from the first kitchen area opens into the dining room, offering ample space for family meals and entertaining whilst enjoying pleasant views over the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation for growing families or those requiring a home office. The generous master bedroom overlooks the rear garden, while bedrooms two and three enjoy views across the front aspect. Completing the accommodation is the three-piece family bathroom, serving all bedrooms.

Externally, the property benefits from a driveway providing off-road parking for up to two vehicles, leading directly to the integrated garage, with a neatly lawned front garden complemented by mature shrubs adding kerb appeal. To the rear, the south-facing garden enjoys plenty of sunshine throughout the day and features a generous lawn, mature planted borders and a flagged patio stretching across the rear of the property, creating an excellent space for outdoor dining and relaxing. Offering superb potential in a sought-after location, this is a wonderful opportunity to create a fantastic family home tailored to your own taste and style.







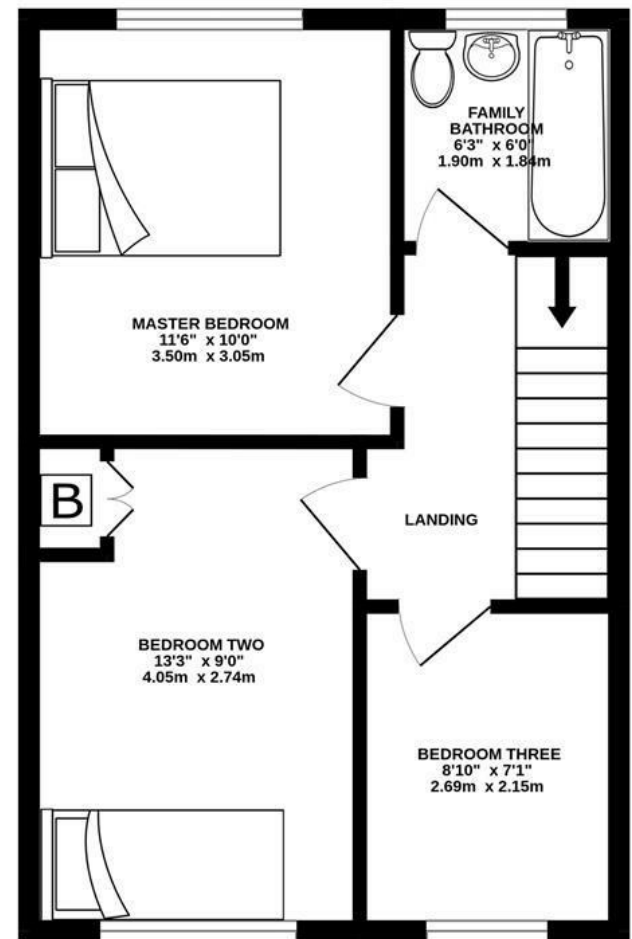
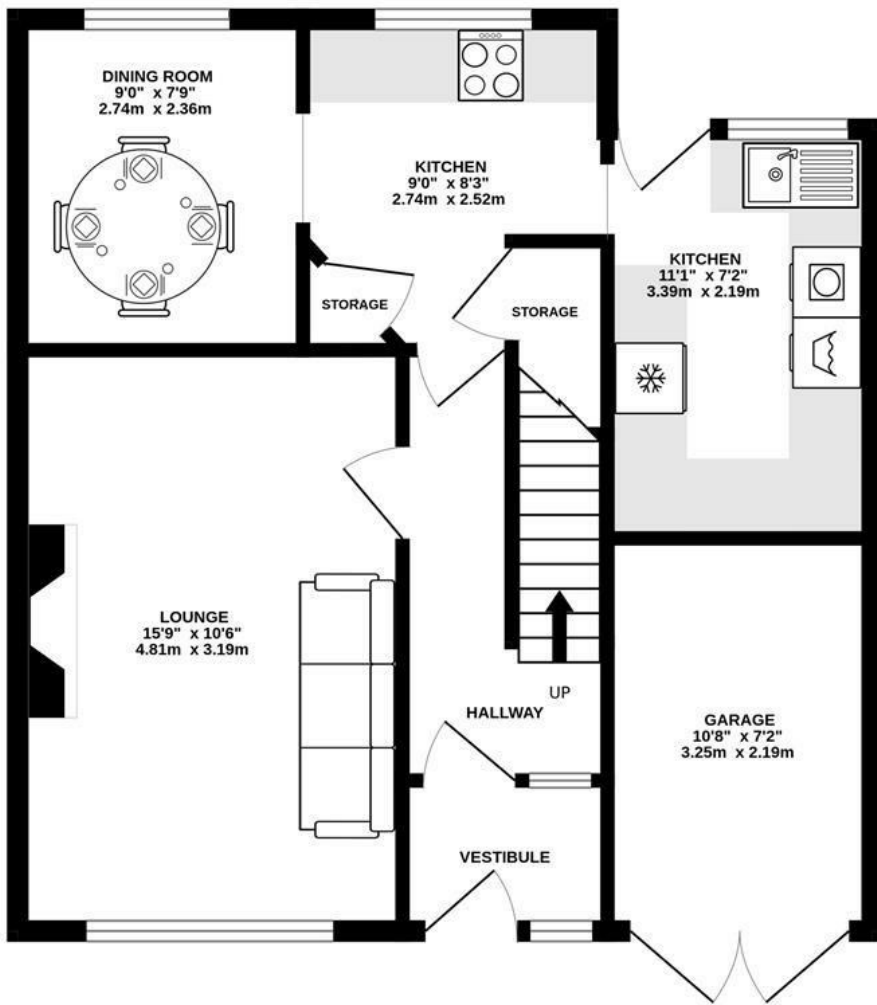






GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

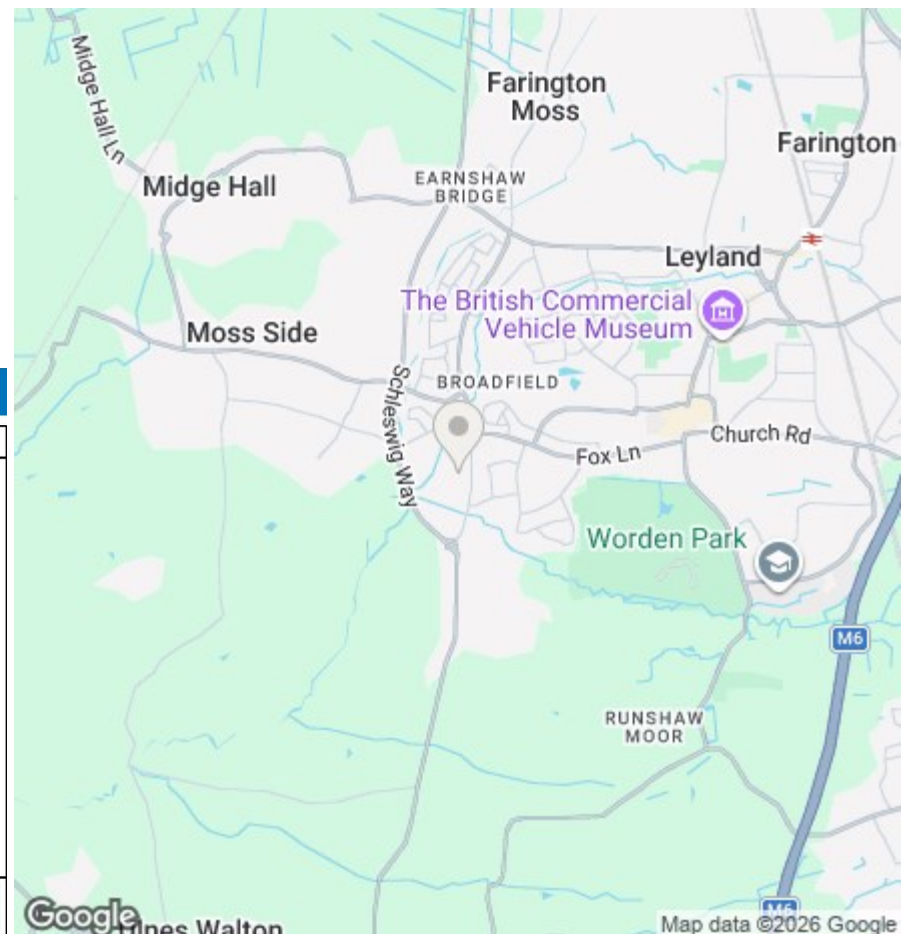
1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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			
(69-80) C			
(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		