



## Cowling Lane, Leyland

**Offers Over £200,000**

Ben Rose Estate Agents are absolutely thrilled to present to market this truly exceptional three-bedroom mid-terrace home, set within the highly sought-after area of Leyland. This stunning property is being presented with NO ONWARDS CHAIN and has been extensively renovated and thoughtfully reimaged by the current owner, showcasing a remarkable standard of finish throughout that simply must be seen to be fully appreciated. Blending striking modern design with charming original features, the home boasts impressive high ceilings that amplify the sense of space, light, and luxury in every room. Perfectly positioned just moments from Leyland town centre, you'll enjoy immediate access to a wide array of shops, supermarkets, well-regarded schools, and leisure facilities, while superb transport links—including Leyland train station and the nearby M6 and M65—make commuting effortless.

As you step inside, you are instantly greeted by a stylish and welcoming hallway that hints at the quality found throughout. The spacious lounge is a true showpiece, centred around a beautiful log burner that creates a warm and inviting atmosphere—ideal for cosy nights in. Moving through, the heart of the home reveals itself in the form of a breathtaking, contemporary kitchen that has been meticulously designed with both aesthetics and functionality in mind. Featuring sleek integrated appliances and an impressive central island with breakfast bar seating, this space is perfect for everything from casual family mornings to hosting guests in style. The kitchen also offers access to a practical utility room and a convenient ground floor WC. A further standout feature is the versatile basement level, offering exciting potential to be transformed into a bespoke home office, cinema room, gym, or additional living space.

Upstairs, the sense of quality and care continues. The first floor hosts three beautifully presented bedrooms, with two generous doubles providing comfortable and stylish accommodation. The third bedroom offers excellent versatility, ideal as a nursery, dressing room, or dedicated home workspace. The luxurious family bathroom is nothing short of spectacular, finished to an impeccable standard and featuring a statement freestanding bath alongside a separate double shower—creating a spa-like retreat within your own home. Additionally, pull-down loft stairs provide easy access to valuable extra storage space.

Externally, this home is just as impressive. To the front, a rare and highly desirable double driveway provides off-road parking for two cars. To the rear, the property boasts a beautifully designed, low-maintenance garden space complete with astroturf and plenty of room for outdoor seating—perfect for summer evenings, entertaining guests, or simply unwinding in a private setting. A useful outbuilding adds further practicality, while the enclosed boundaries enhance both privacy and security. This is a truly standout home where an incredible amount of time, effort, and attention to detail has been invested—offering a unique opportunity to acquire a turnkey property that is ready to move straight into and enjoy.









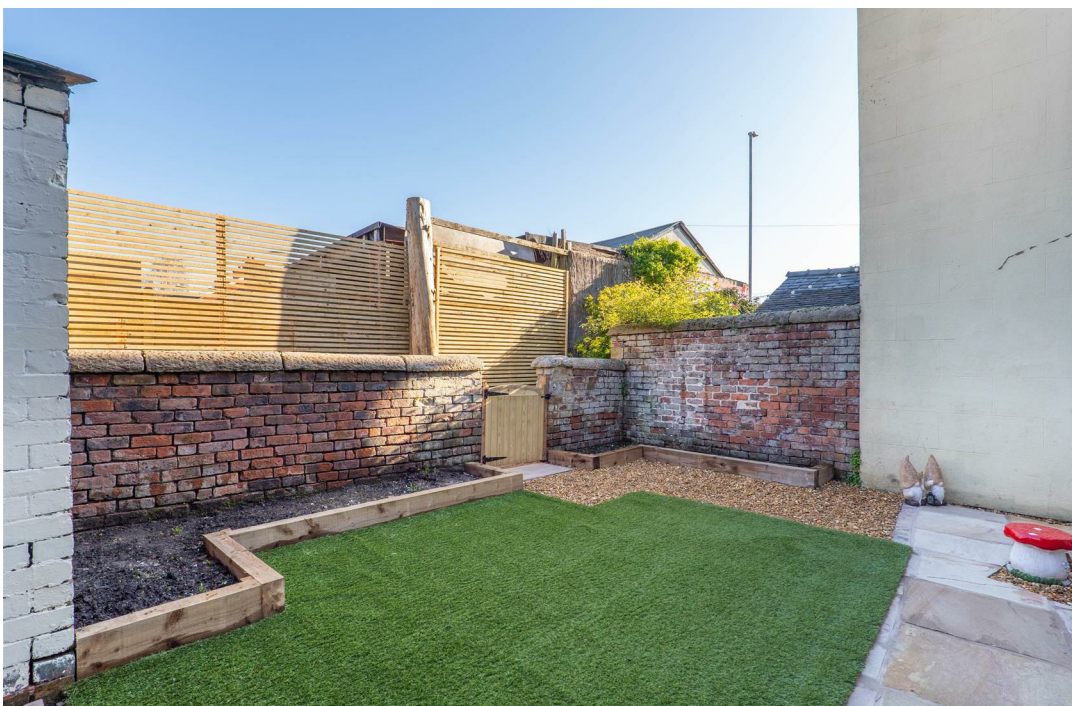












**BASEMENT**  
142 sq.ft. (13.2 sq.m.) approx.

**GROUND FLOOR**  
558 sq.ft. (51.8 sq.m.) approx.

**1ST FLOOR**  
556 sq.ft. (51.6 sq.m.) approx.

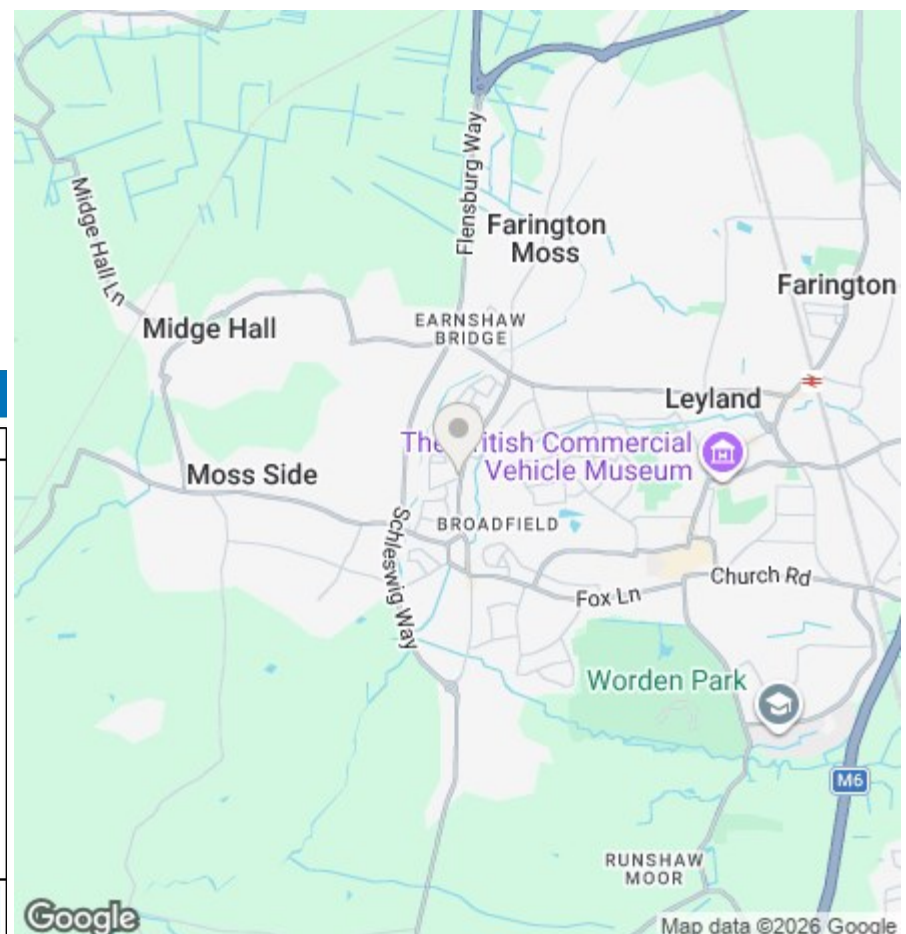


TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	