



Terrier Grove, Leyland

Offers Over £235,000

Ben Rose Estate Agents are pleased to present to market this beautifully finished three-bedroom semi-detached home, set across three storeys and ideal for growing families seeking both style and practicality. The property has been thoughtfully maintained and upgraded throughout, reflecting a high standard of care and attention to detail, and offering a comfortable, move-in-ready home. Situated in a popular residential area of Leyland, this home benefits from a wide range of nearby amenities including well-regarded schools, supermarkets, parks, and leisure facilities. Excellent travel links are close by, with easy access to the M6 and M65 motorways, regular local bus routes, and Leyland train station providing direct connections to Preston, Chorley, and beyond.

Upon entering the home, you are welcomed into the entrance hall which provides access to the first floor via the staircase and leads seamlessly into the modern kitchen. This stylish and functional space is fitted with multiple integrated appliances, with the oven and dishwasher recently installed, and offers ample room for dining, making it a true hub of the home. From here, there is access to a convenient ground floor WC. To the rear, the generously sized lounge provides a comfortable and relaxing setting, enhanced by double doors that open out onto the garden, allowing for plenty of natural light and an easy indoor-outdoor flow.

Heading up to the first floor, the landing gives access to two well-proportioned bedrooms, both offering good space for family living or flexible use as a guest room or home office. This floor also hosts a modern family bathroom, finished to a high standard. Stairs then lead up to the second floor, where the impressive master bedroom can be found. This spacious retreat is filled with natural light from two skylights and features a dedicated dressing area with fitted wardrobes and additional storage that lines the walkway to the master en suite that additionally hosts a double shower, combining luxury with everyday convenience.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, alongside a lawn and mature bushes that enhance the home's kerb appeal. To the rear, the garden is beautifully maintained and offers a fantastic outdoor space for families and entertaining alike, featuring a well-kept lawn, a paved seating area, and an additional composite decking area ideal for outdoor furniture. There is also a useful shed for extra storage and thoughtfully arranged flower beds adding colour and character. This is a wonderful home that combines modern living across three floors with a highly convenient location, making it a superb choice for families.













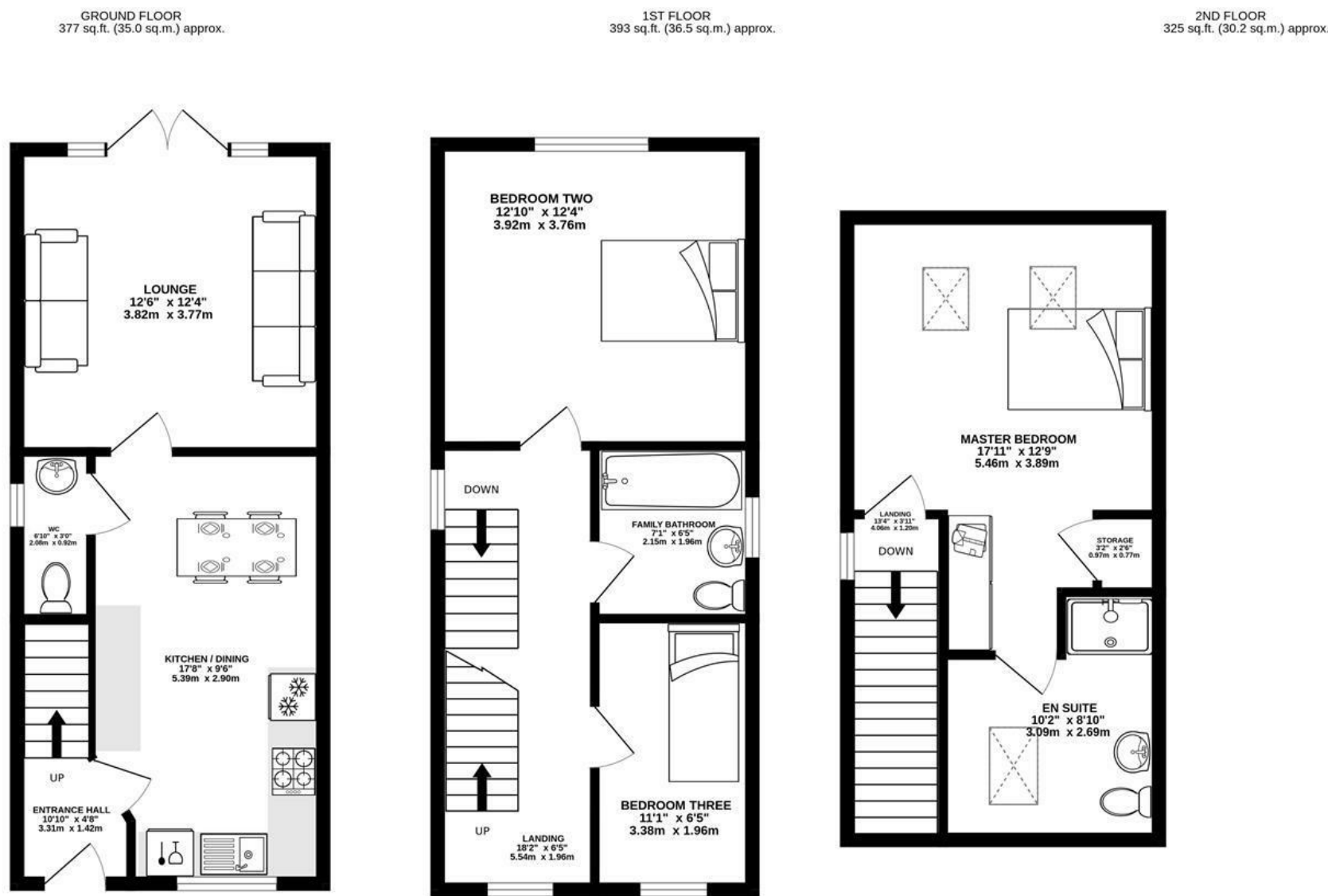








BEN ROSE



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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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		
(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	

