



Mead avenue, Lancashire, Leyland

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, ideally located in the heart of Leyland. This charming home is perfectly situated close to Leyland town centre, offering easy access to excellent local schools, shops, and amenities. The property also benefits from superb travel links, including local bus routes and convenient access to the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the left, you will find the spacious lounge, which features a statement log-detail feature wall and a large window overlooking the front aspect, allowing for plenty of natural light. From here, you enter the open-plan kitchen/dining room. The contemporary fitted kitchen offers ample storage and includes integrated appliances such as a dishwasher and hob. A convenient utility area provides an integrated multi-oven and space for a freestanding washing machine. The kitchen/dining room also benefits from a breakfast bar and ample space for a large family dining table, with double patio doors opening out onto the rear garden.

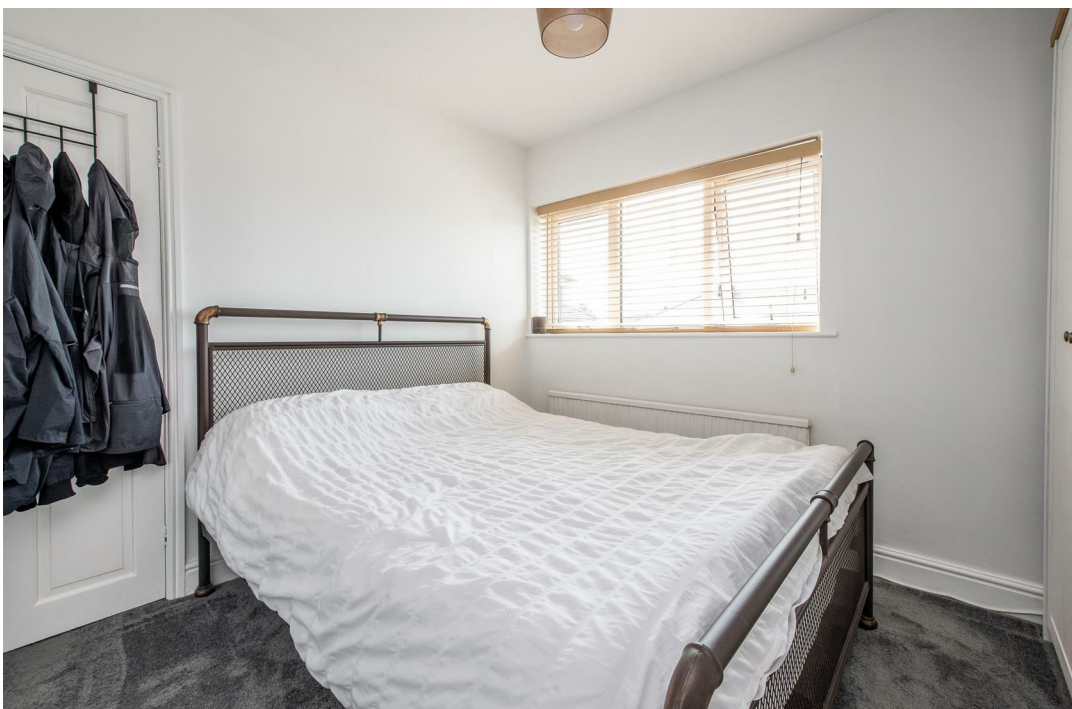
Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front, the property features an attractive loose stone driveway, providing off-road parking for two vehicles. To the rear is a generously sized garden, comprising a raised patio area and a lower loose stone section with a sheltered pergola, offering an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







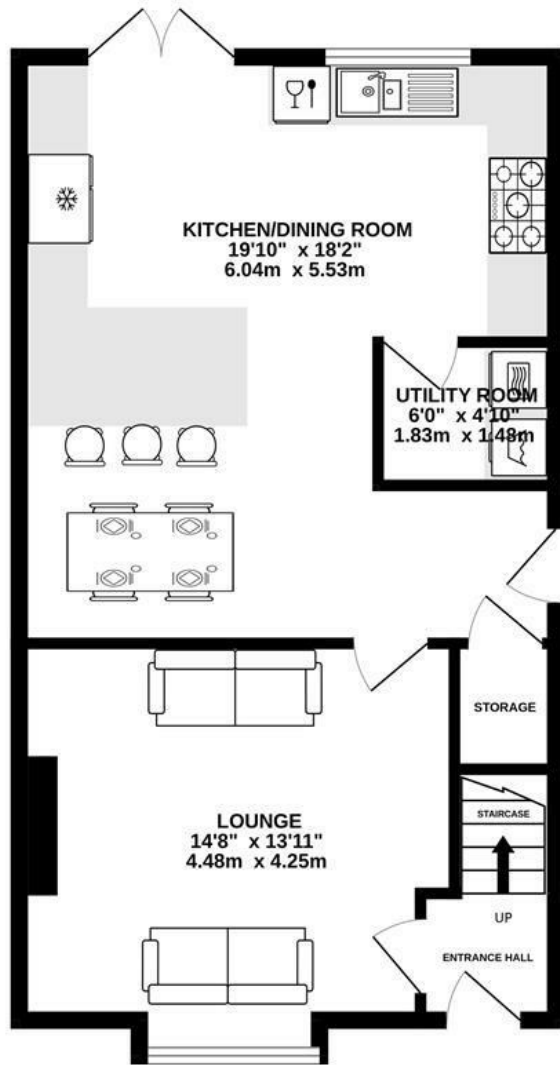




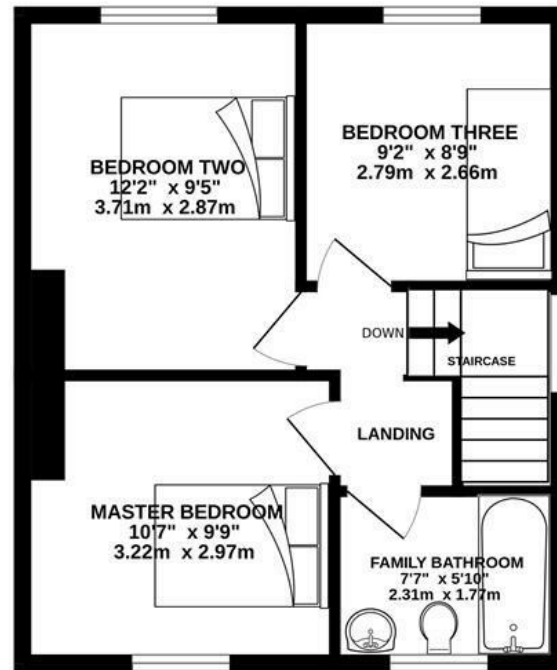


BEN ROSE

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.

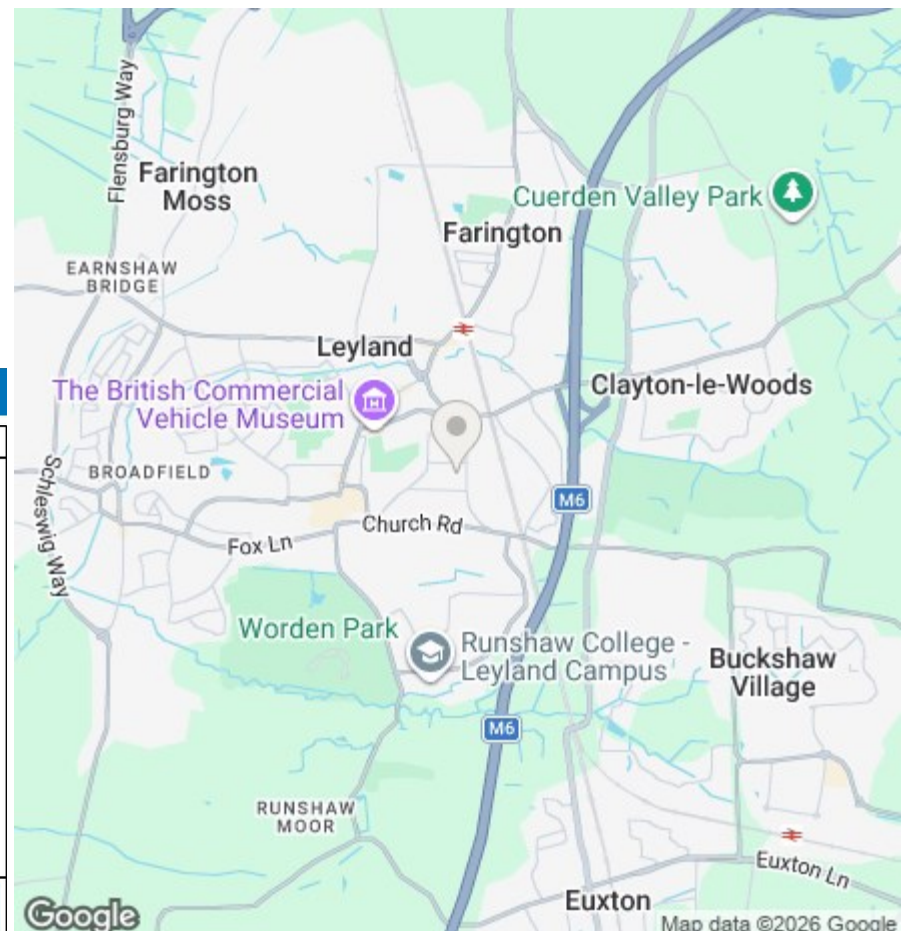


TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

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		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	