



Round Meadow, Leyland

Offers Over £185,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property situated in a popular residential area of Leyland. Offered with no chain, this home could be ideal for first time buyers looking to get onto the property ladder or families seeking a spacious and practical home in a convenient location. The property enjoys easy access to a range of local amenities including supermarkets, schools, leisure facilities, cafés and parks, whilst excellent travel links are nearby with regular bus routes, convenient access to the M6, M61 and M65 motorways, and rail connections available from Leyland railway station providing direct routes to surrounding towns and cities such as Preston, Chorley and Manchester.

Entering the home, the welcoming entrance hall provides access to the first floor staircase and leads through into the spacious lounge, a bright and comfortable reception room benefitting from a feature fireplace and double doors overlooking and opening out onto the rear garden, allowing plenty of natural light to flow through the space. Continuing through, the generously sized kitchen/dining area offers a modern design with ample wall and base units, plentiful worktop space and room for family dining, making it an ideal social hub of the home. Completing the ground floor is a convenient WC.

To the first floor, the landing provides access to all three bedrooms and additional hallway storage. The master bedroom and second bedroom are both generously proportioned doubles and benefit from built-in wardrobes, whilst the third bedroom is also a comfortable double featuring built-in storage. Completing the first floor is the modern three-piece family bathroom, finished to a good standard with contemporary fittings.

Externally, the property benefits from a driveway providing off-road parking and leading to the integral garage. To the front is a gated and paved yard enhanced with potted plants, creating an attractive approach to the home. The rear garden offers a pleasant outdoor space with a lawn, walkways and surrounding fencing for privacy, along with a rear access door into the garage for additional convenience. Combining spacious living accommodation, excellent local amenities and fantastic transport links, this home presents a wonderful opportunity for buyers looking for a move-in ready property in a sought-after location.





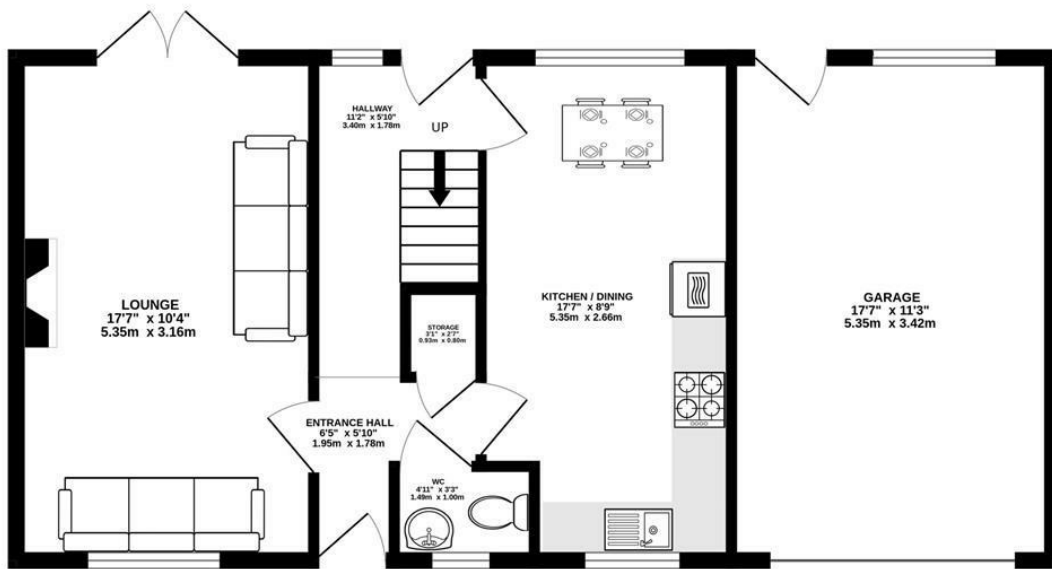




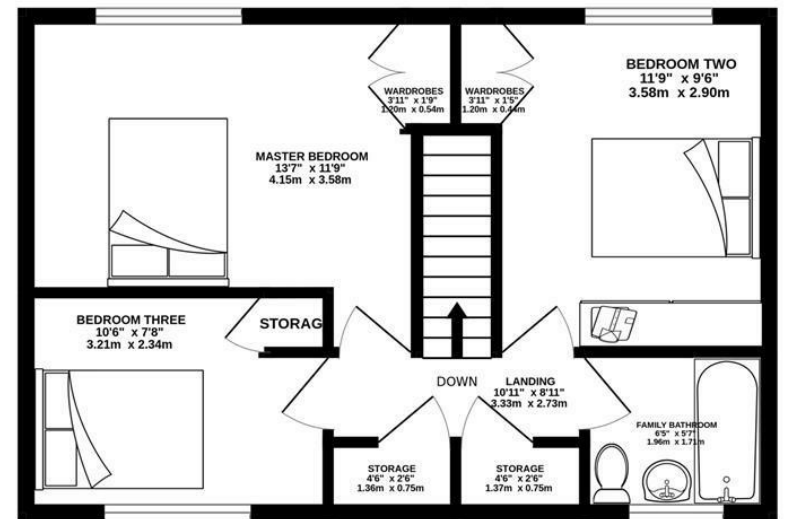




GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

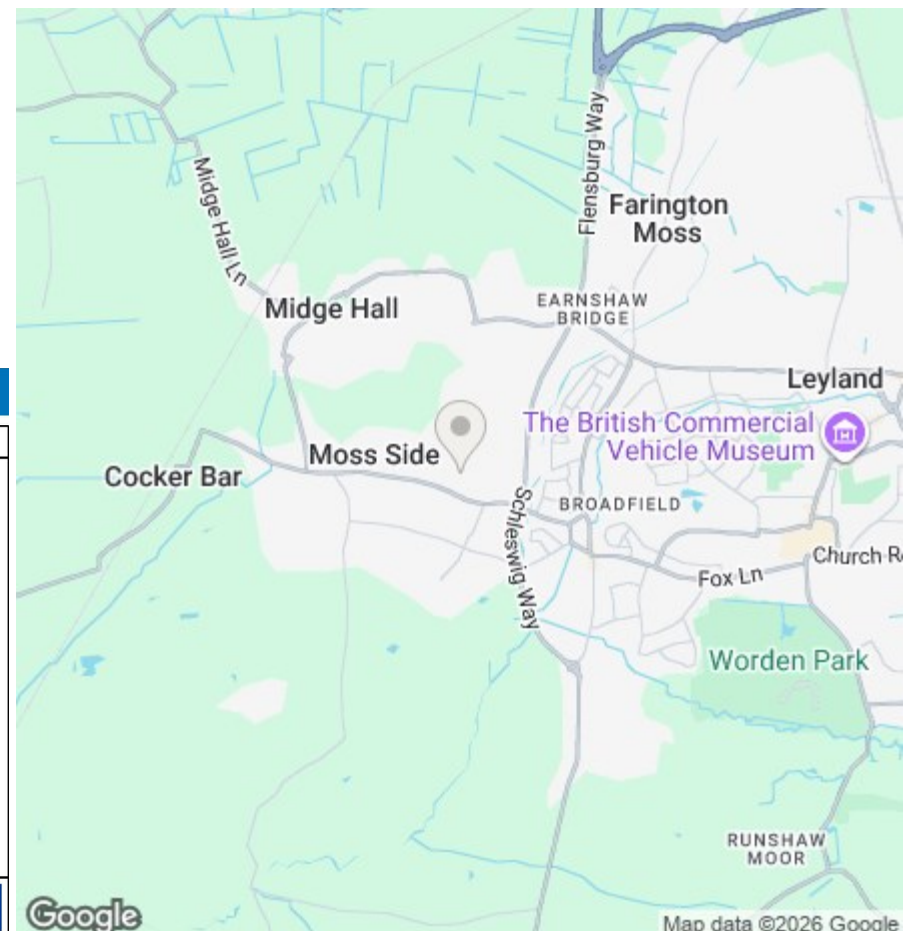


TOTAL FLOOR AREA : 1079 sq.ft. (100.3 sq.m.) approx.

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		
(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	

Current: 73, Potential: 79

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	