



## Broadway, Leyland

**Offers Over £325,000**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached home, nestled on a quiet, tree-lined residential street in a sought-after area of Leyland. Perfect for families, the property offers comfortable and versatile living space throughout. Ideally situated within walking distance of Leyland town centre, it is also close to excellent local schools, supermarkets, and a range of amenities. The home falls within the highly regarded Balshaw's High School catchment area and benefits from superb travel links via nearby motorways and public transport connections.

Stepping into the property, you are welcomed by an inviting entrance hallway, with a staircase leading to the upper level. To the left, you enter the spacious lounge, which features a beautiful bay window overlooking the front aspect. Moving through, you reach the dining room, which offers ample space for a large family dining table and flows seamlessly into the family room at the rear. The bright and airy family room provides versatile living space, with double patio doors opening onto the garden. Returning through the dining room, you will find access to the generously sized kitchen. The contemporary fitted kitchen offers ample storage and includes an integrated fridge, freezer, oven, hob, and dishwasher, as well as a single door leading to the side of the property. A practical utility room just off the kitchen provides additional storage and space for freestanding appliances.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles, with the master bedroom benefiting from integrated storage. A modern three-piece shower room completes this level. The home also benefits from a boarded loft with lighting and a convenient pull-down ladder.

Externally, the front of the property features a well-maintained garden alongside a private driveway providing off-road parking for multiple vehicles. To the rear is a stunning garden space, featuring a well-maintained lawn, a stone patio, and a recently installed garden room and storage shed with a sheltered decking area. The garden room is currently utilised as a bar but would also make an ideal office for those working from home, offering a perfect space to work, relax or entertain. The bar is also equipped with a high-speed wired internet connection, providing a secure and dependable service throughout—perfect for remote working, smart home setups, and uninterrupted media streaming.

Early viewing is highly recommended to avoid disappointment.









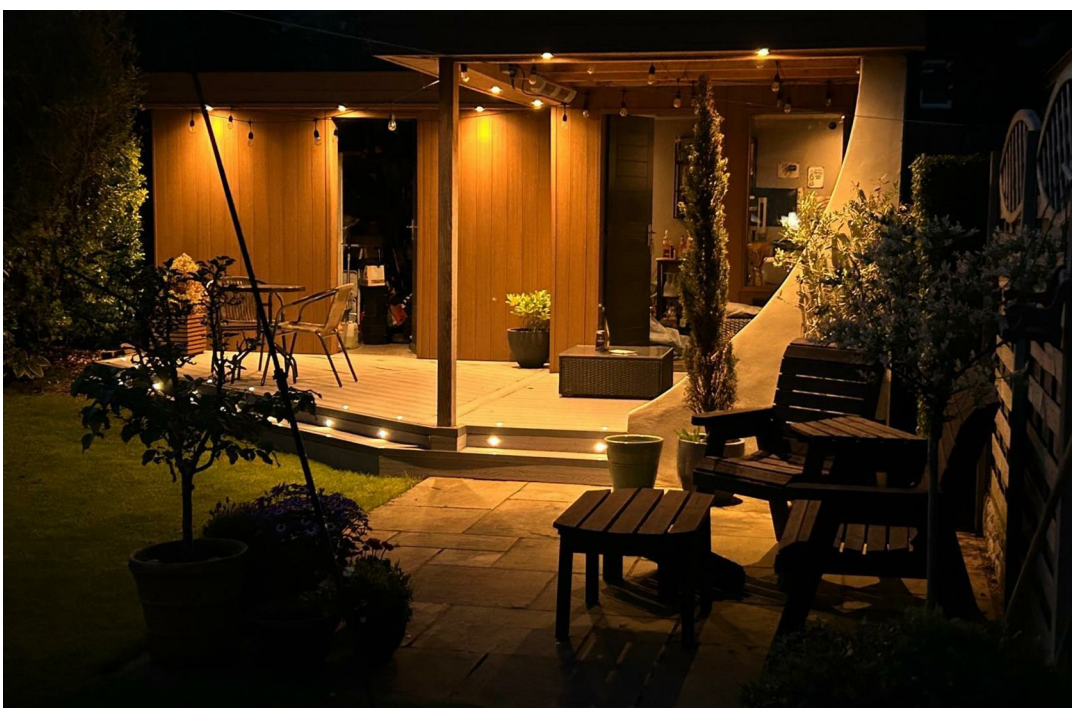
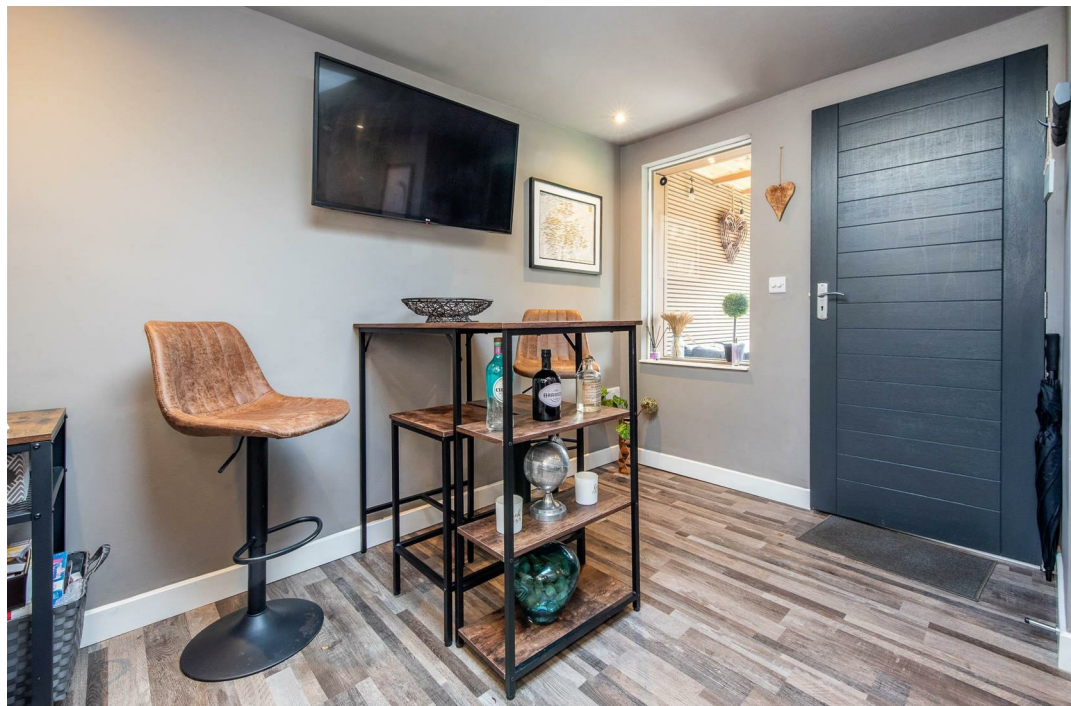












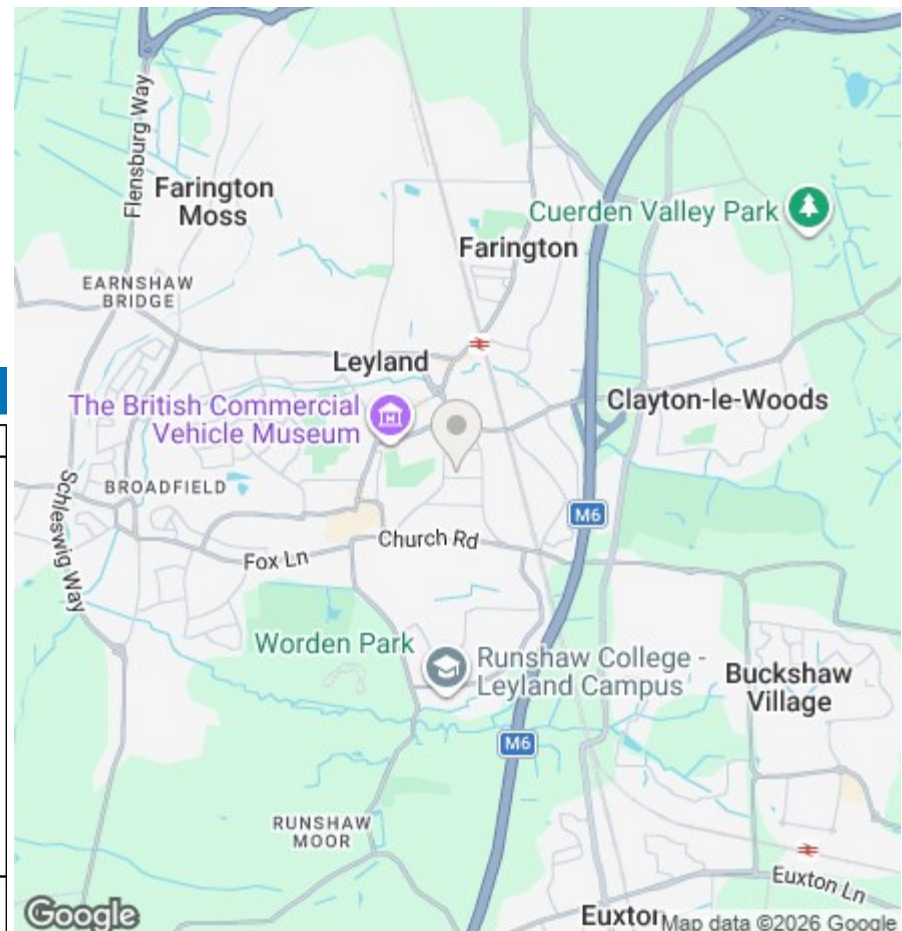
# BEN ROSE



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		