



Great Park Drive, Leyland

Offers Over £190,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-storey mid-terrace property, ideally located in the sought-after town of Leyland. Offering four spacious bedrooms and a generous living layout, this home is perfect for modern family living. Set within a desirable residential area, the property is just a short distance from Leyland town centre, with its excellent range of shops, bars, restaurants and local schools. Fantastic travel connections are close by, including rail links to Preston, Manchester and Liverpool, regular bus services to surrounding towns, and quick access to the M6 and M61 motorways. The nearby countryside and green spaces further enhance the lifestyle appeal of this superb home.

Stepping inside, the welcoming entrance hall provides access to the ground floor accommodation. To the rear, a full-width lounge opens out through French doors onto the garden, creating a light and airy living space that's ideal for relaxing or entertaining. To the front, a versatile fourth bedroom offers the perfect option for guests, a playroom or even a home office. A convenient utility room with WC sits at the centre of the floor, adding further practicality.

The first floor reveals a modern fitted kitchen and dining room, thoughtfully designed with a stylish range of units and ample space for family meals. A further double bedroom is also found on this floor, along with an additional WC for convenience.

The top floor is dedicated to the main sleeping accommodation. The master bedroom enjoys its own private ensuite shower room, while the second bedroom offers excellent proportions as another double. A sleek and contemporary three-piece family bathroom completes the layout, providing a calm space to unwind.

Externally, the home boasts a gated front garden framed by mature trees, setting a welcoming tone. To the rear, a patio seating area offers the perfect spot for outdoor dining or summer evenings, with direct access to a private rear car park providing parking for two vehicles.

This is a spacious and versatile family home, perfectly combining comfort, convenience and location – a wonderful opportunity not to be missed.



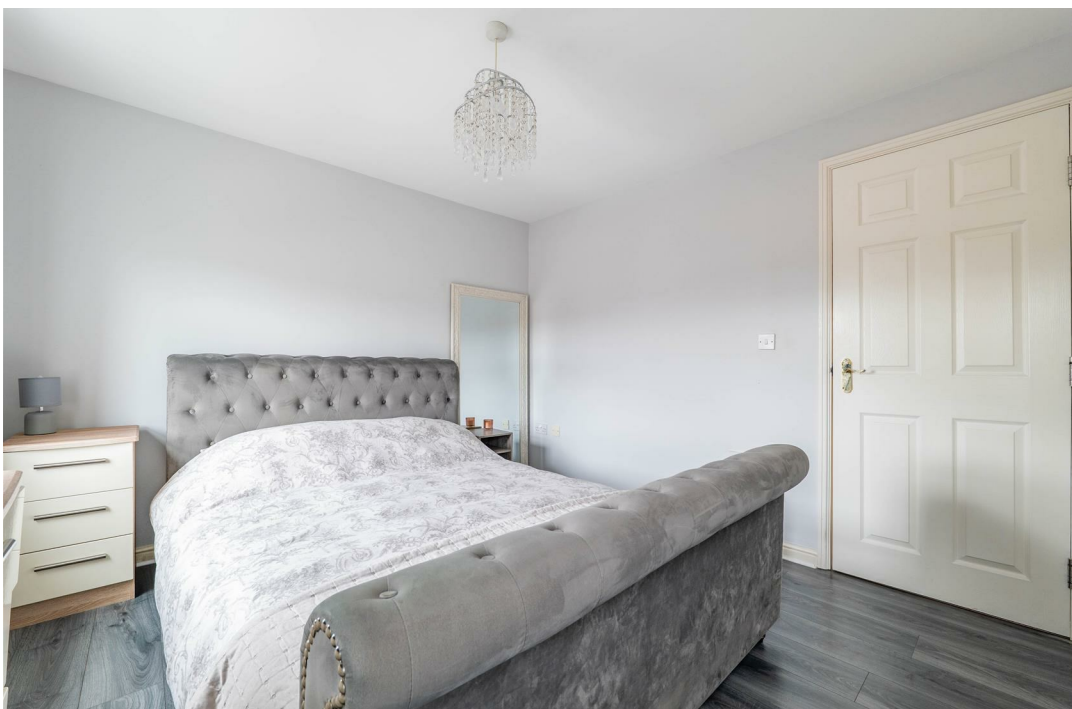












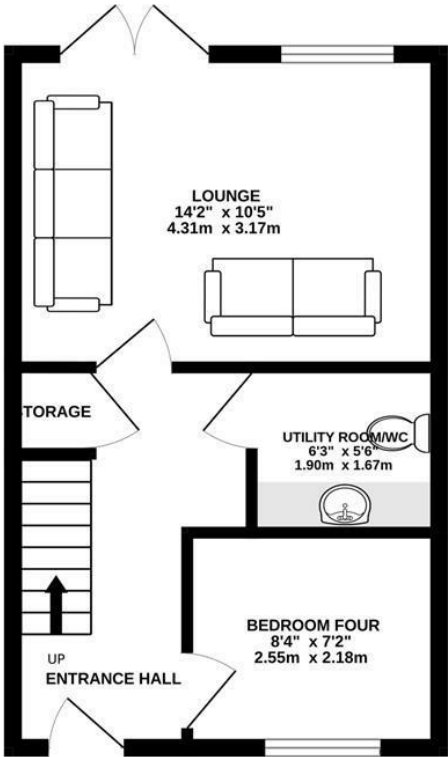




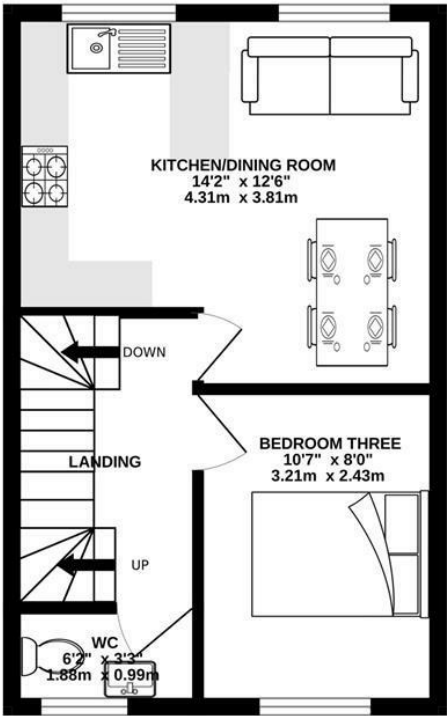


BEN ROSE

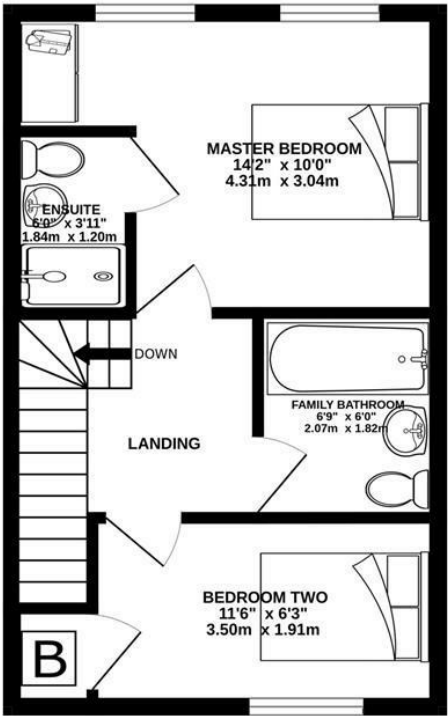
GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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 | | |
| | 75 | 79 |
| 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 | |

