



## Mardale Crescent, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached bungalow, ideally located in the heart of Leyland. Situated in a highly sought-after residential area, the property is within walking distance of Leyland town centre and the train station. This well-positioned home also benefits from proximity to excellent local schools, shops, and amenities, and offers convenient access to major northwest towns and cities via the nearby M6, M61, and M65 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway, which includes convenient cloakroom storage. To the left, you'll find a spacious lounge featuring a charming fireplace and a large front-facing window that fills the room with natural light. Moving through, you enter the bright kitchen/diner. The fitted kitchen offers ample storage and space for freestanding appliances, enhanced by dual-aspect windows that create a light and airy feel. There's also plenty of room for a dining table, and a single door provides access to the side of the property. Continuing through the home, you'll find two well-proportioned bedrooms, along with a modern three-piece shower room.

Externally, the front of the property features a low-maintenance stone garden, alongside a private driveway offering off-road parking and a single detached garage toward the rear. The beautiful rear garden is well maintained, boasting a generous lawn, established borders, and a two patio areas —perfect for relaxing or entertaining.





















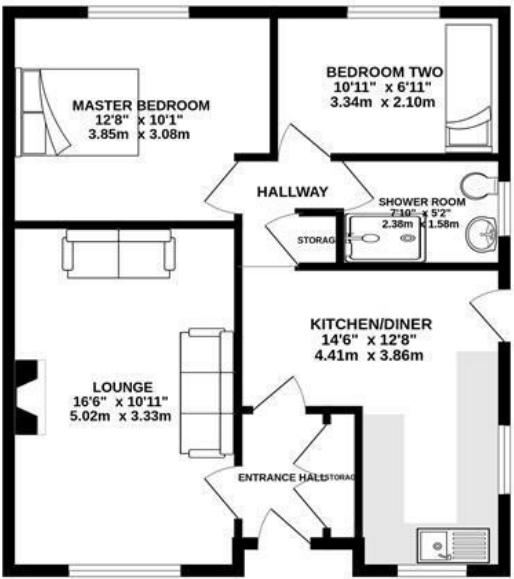






# BEN ROSE

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.




TOTAL FLOOR AREA : 746 sq.ft. (69.3 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) <b>A</b>	<b>70</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		