BEN ROSE



Windsor Close, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached family home, ideally situated in a popular residential area of Leyland. Offering well-proportioned accommodation across two floors, the property provides an excellent combination of generous living spaces, modern amenities and a private rear garden, making it an ideal choice for growing families. Leyland offers a wealth of everyday amenities including supermarkets, independent shops, cafés, restaurants and highly regarded schools, while nearby towns including Chorley and Preston provide further shopping, leisure and entertainment options. The property also benefits from excellent transport links, with Leyland railway station providing regular services towards Preston, Manchester and Liverpool, while the nearby M6 and M61 provide convenient access across the wider North West.

Upon entering the property, the welcoming entrance hall provides access to the principal ground floor rooms, alongside useful understairs storage and a convenient WC. The generously proportioned lounge features a large bay window overlooking the front of the property, allowing plenty of natural light to fill the room, while a fireplace provides an attractive focal point. An opening leads through to the dining area, creating a sociable and versatile space with an open-plan feel. From here, double doors open into the large conservatory, which enjoys views over the rear garden and provides an excellent additional reception space for relaxing or entertaining. The newly renovated kitchen is fitted with a contemporary range of cabinets and worktops, complemented by several integrated appliances, while a useful adjoining utility room provides additional practical space for busy family life.

Heading upstairs, the first-floor landing provides access to all four double bedrooms and the family bathroom. The four well proportioned bedrooms offer plenty of space for family members, guests and those seeking a work from home space depending on the needs of the new owners. The master bedroom further benefits from built-in wardrobes and a private shower en suite, while the second bedroom also features useful built-in storage. Completing the first floor is the family bathroom, which is equipped with twin wash basins alongside the other essential fittings.

Externally, the property is approached via a private driveway providing off road parking and leading directly to the integral garage, while a front lawn with established bushes and a mature tree adds greenery and kerb appeal. To the rear is a particularly pleasant enclosed garden, enjoying a good degree of privacy thanks to the surrounding foliage. A generous decked area provides an ideal setting for outdoor seating and entertaining during the warmer months, while the adjoining lawn offers space for children to play. Overall, this is a well-presented and versatile family home offering four bedrooms, generous living accommodation, a newly renovated kitchen, private outdoor space and excellent local amenities and transport links, making it a fantastic opportunity for families looking to settle in the Leyland area.

T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB


TITANIC




PALMOLIVE







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

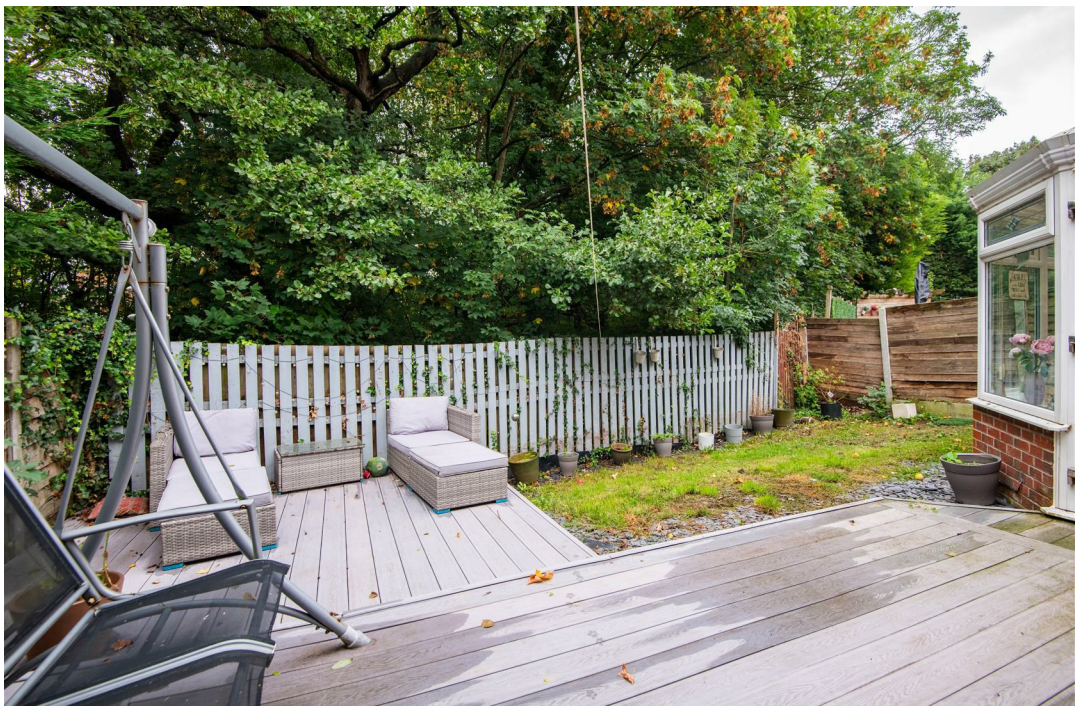














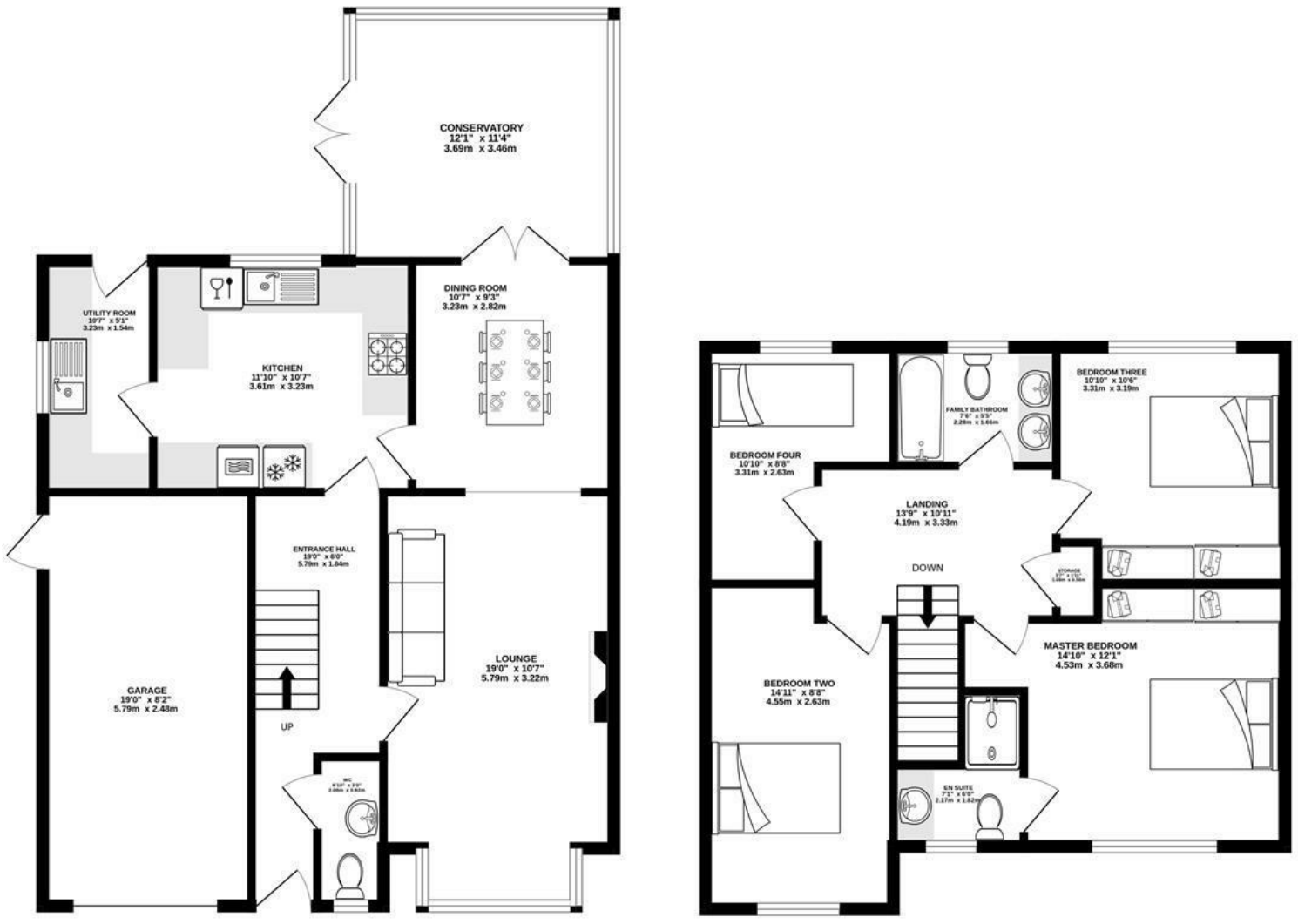


T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.

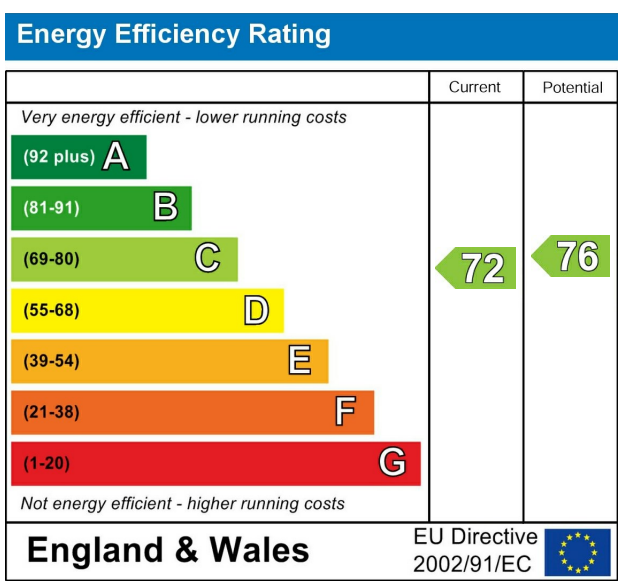
1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

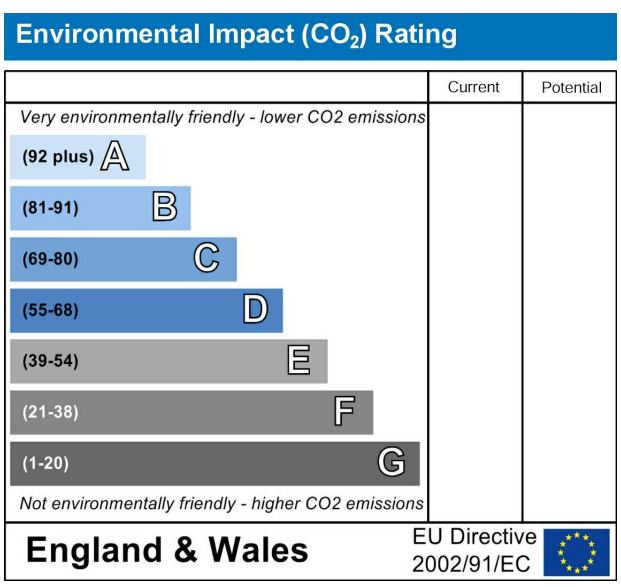


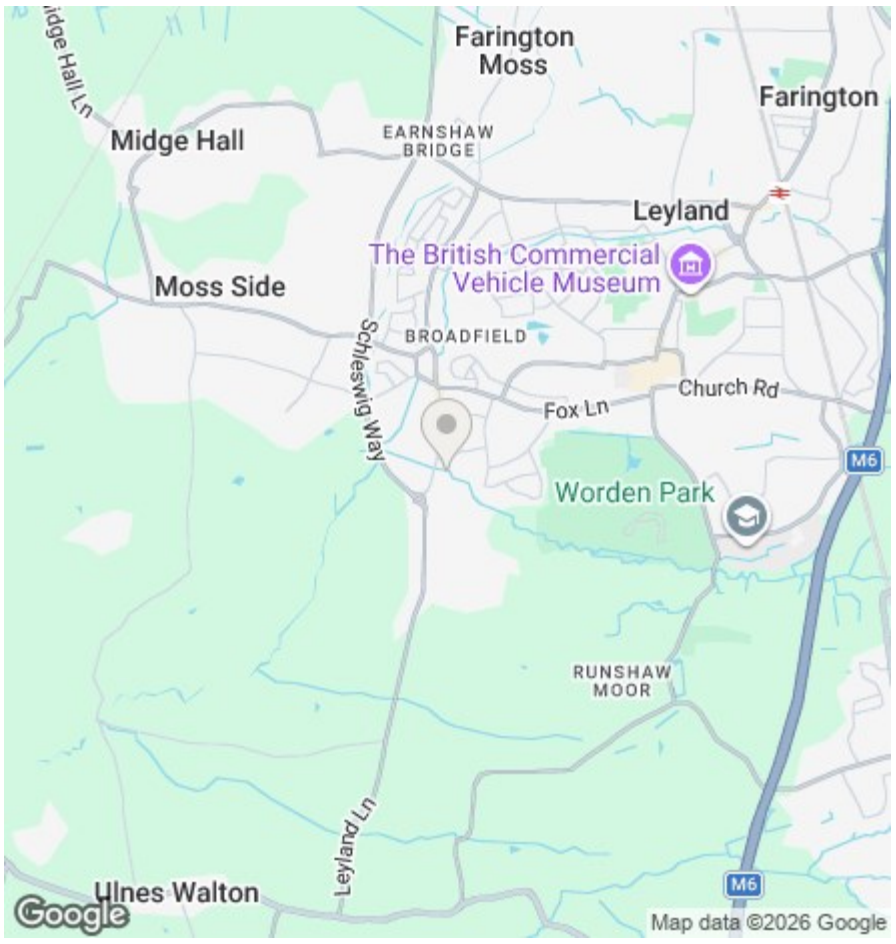
TOTAL FLOOR AREA : 1532 sq.ft. (142.4 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB