



Quins Croft, Leyland

Offers Over £320,000

Ben Rose Estate Agents are pleased to present to market this beautifully decorated four-bedroom detached home, situated in the sought-after area of Leyland, Lancashire. This spacious and well-presented property is ideal for families and couples alike, offering a perfect blend of modern living and practical design. The home is positioned close to Leyland town centre, providing easy access to a wide range of local shops, bars, restaurants, pubs and well-regarded schools. Excellent transport links are nearby, including a reliable rail service from Leyland with routes to Preston, Manchester and Liverpool, alongside convenient bus links to Leyland, Preston and Chorley. For commuters, the M6, M61 and M65 motorways are all within easy reach. The property also benefits from being close to local parks, with a small park located directly opposite, ideal for outdoor enjoyment.

Upon entering the home, you are welcomed by a large entrance hall that provides access to all principal ground floor rooms. To the front, you will find a spacious lounge, perfect for relaxing or entertaining guests. Moving through, the modern kitchen dining room is fitted with integrated appliances including an oven, grill and dishwasher, and offers direct access to the rear garden. Adjacent to this is a versatile playroom, complete with French doors leading into a bright conservatory, creating an additional living space. A convenient WC is located off the entrance hall, along with internal access to the integral garage, which also serves as a utility area.

Ascending to the first floor, the property continues to impress with four generously sized bedrooms. The master bedroom is a large double, benefitting from fitted wardrobes and a private ensuite shower room. Bedrooms two and three are also spacious doubles, each with fitted wardrobes, while bedroom four offers further flexibility as a double room. Completing the first floor is a modern three-piece family bathroom, finished to a high standard.

Externally, the property boasts a well-maintained front lawn alongside a driveway providing off-road parking for two vehicles, in addition to the integral garage. To the rear, you will find a private, high-fenced and walled garden featuring a paved patio seating area and a well-kept lawn, ideal for outdoor dining and family activities. This delightful home combines comfort, space and convenience, making it an excellent opportunity for prospective buyers.























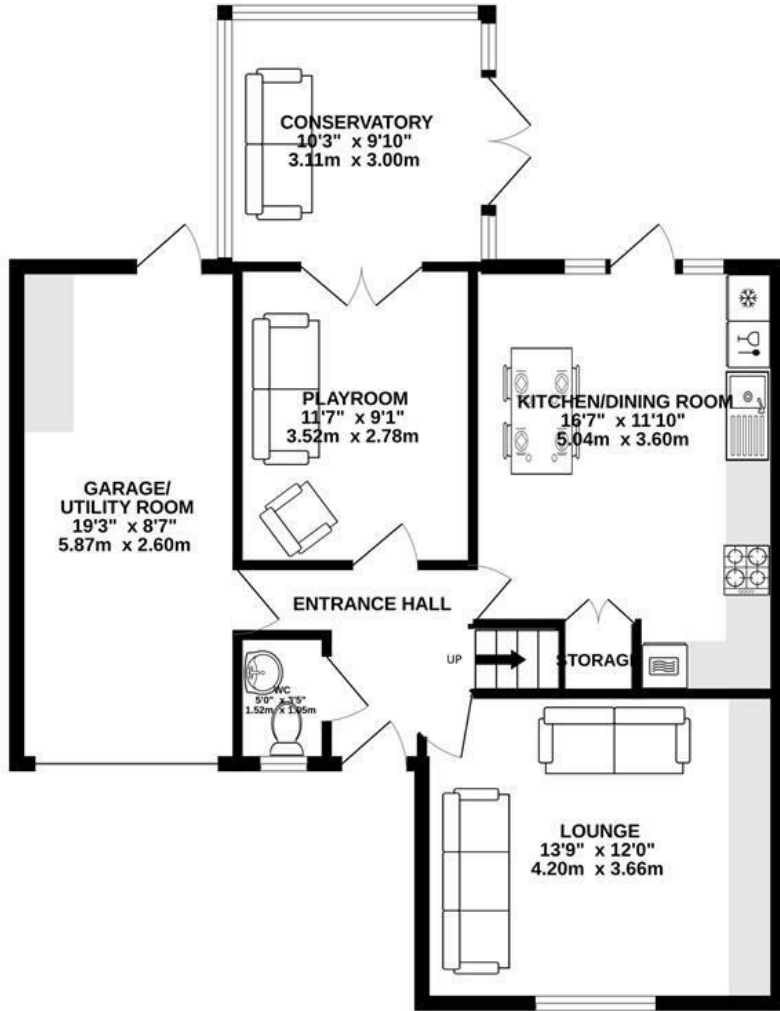




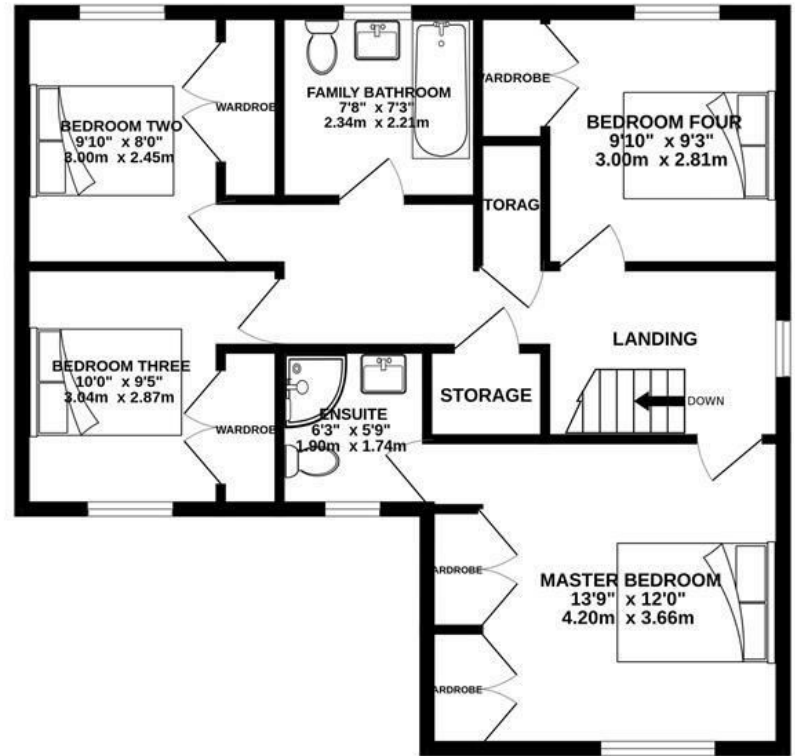


BEN ROSE

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.

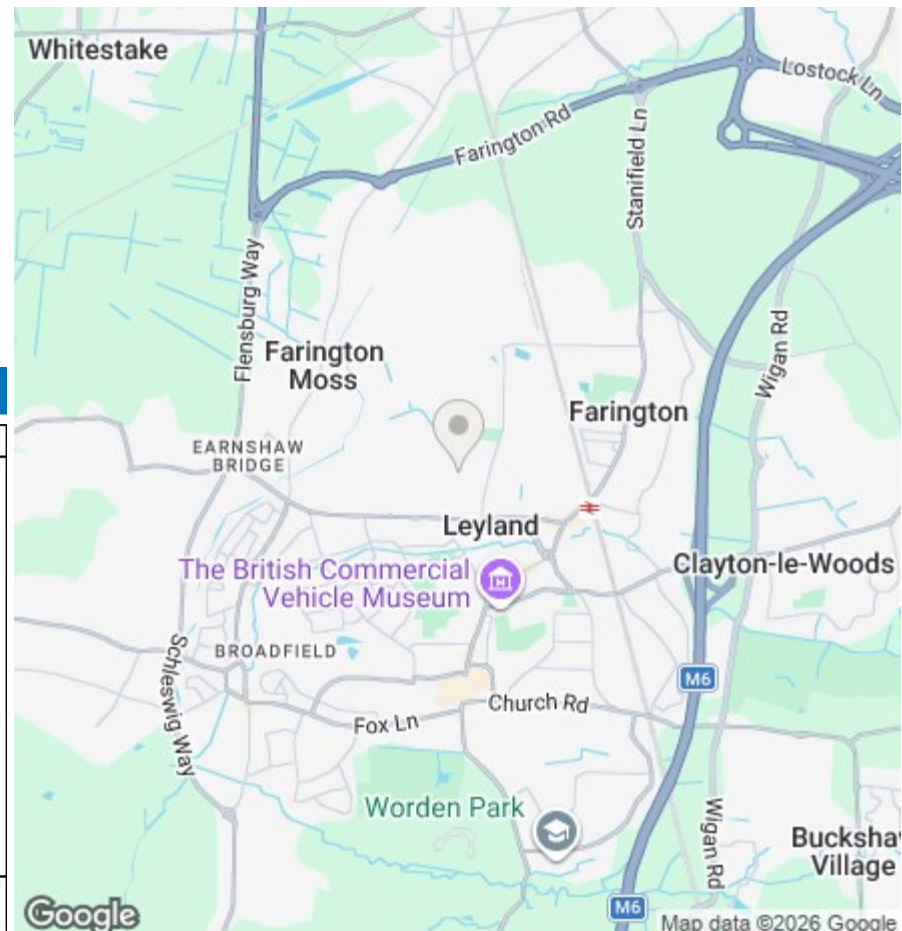


TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

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 | | | 87 |
| (81-91) B | | 76 | |
| (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 | |

| 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 | |