



Kingswood Road, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated within a highly sought-after residential area of Leyland. Offering generous and well-balanced living accommodation throughout, this wonderful family home has been thoughtfully maintained and finished to a modern standard, boasting three spacious double bedrooms, an impressive conservatory, and a superb layout that is perfectly suited to contemporary family life. For added peace of mind, the property also benefits from an alarm system and CCTV. Ideally positioned close to a range of excellent local amenities, including well-regarded schools, supermarkets, parks and leisure facilities, the home is also within easy reach of Leyland town centre. Excellent transport links are nearby, with Leyland Train Station providing direct rail services to Preston, Manchester and Liverpool, whilst convenient access to the M6, M61 and M65 motorways makes commuting across the North West simple and efficient. Regular bus services and nearby attractions such as Worden Park further enhance the appeal of this fantastic location.

Stepping through the welcoming entrance hall, you'll find access to both the kitchen and dining room. The modern kitchen is well appointed with ample worktop space, generous cupboard storage and plenty of room for everyday family living. The dining room comfortably accommodates a large family dining table, making it the perfect setting for both daily meals and entertaining guests, before flowing seamlessly into the spacious conservatory. Overlooking the rear garden, this bright and versatile room provides an additional reception area that can be enjoyed throughout the year. Returning through the dining room, an inner hallway leads to a convenient ground floor WC and the expansive lounge. This inviting living space is beautifully presented and features an attractive fireplace alongside a large bay window, allowing natural light to flood the room and create a warm, welcoming atmosphere.

To the first floor, the landing provides access to three generously sized double bedrooms, making this an ideal home for growing families. The master bedroom is particularly impressive, offering excellent proportions and, due to its substantial size, presents the potential to be reconfigured into two separate bedrooms if desired, effectively creating a four-bedroom home. Both the second and third bedrooms benefit from built-in wardrobe space, providing practical storage whilst maximising floor space. Completing the accommodation is a well-presented three-piece family bathroom, finished to a modern standard and perfectly suited to everyday use.

Externally, the property continues to impress with a spacious driveway providing off-road parking for multiple vehicles, complemented by the added convenience of an EV charging point. To the rear, the low-maintenance garden has been thoughtfully designed with a generous paved seating area, offering an ideal space for outdoor dining, entertaining and family gatherings. Securely enclosed with fencing and complete with a useful storage shed, the garden provides both practicality and privacy. Combining spacious accommodation, modern finishes, excellent security features and a highly desirable location, this outstanding home presents a superb opportunity for families looking to settle in one of Leyland's most popular residential areas.

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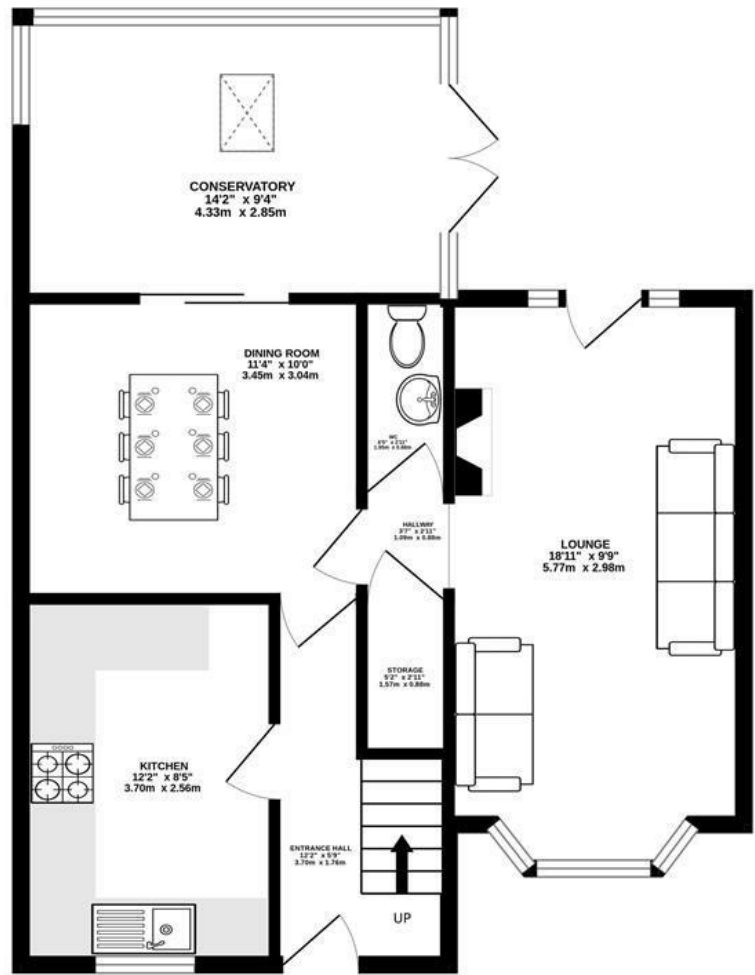




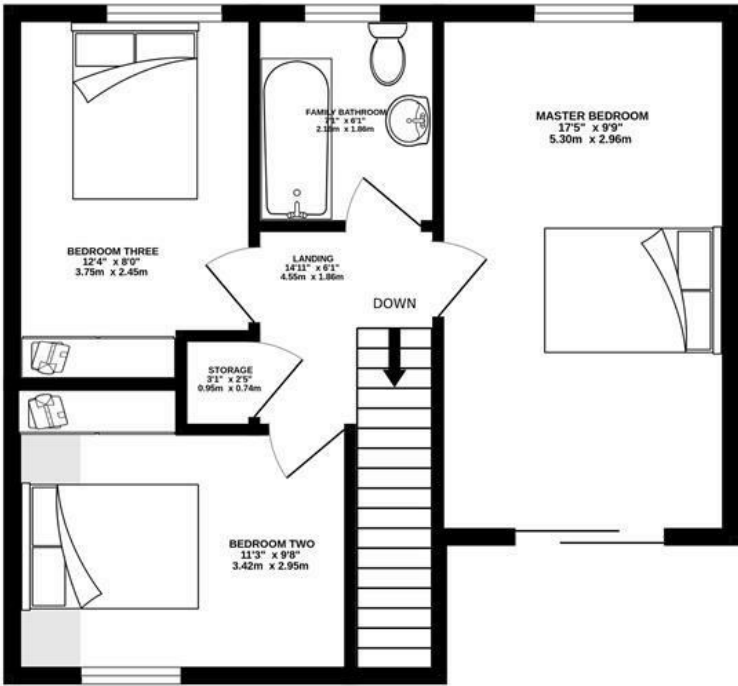


BEN ROSE

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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) 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		
	70	76
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		
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