



## Worden Lane, Leyland

**Offers Over £550,000**

Ben Rose Estate Agents are delighted to present to the market this impressive four-bedroom detached family home, situated in a highly sought-after residential area of Leyland. Offering spacious and versatile living accommodation throughout, this charming property is ideal for growing families. Ideally located within walking distance of Leyland town centre, the home benefits from close proximity to a wide range of local shops, schools, and everyday amenities. The beautiful Worden Park is right on the doorstep, providing picturesque walks and attractive green spaces. The location is also perfect for commuters, with excellent transport links including easy access to the M6 and M61 motorways, Leyland railway station, and convenient local bus routes.

Upon entering the property through the welcoming porch, you are greeted by the main hallway, where an open staircase leads to the first floor. To the left is the spacious lounge, featuring a central fireplace, a beautiful bay window overlooking the front aspect, and double patio doors opening onto the rear garden. Continuing through, you will find the dining room, which offers ample space for a large family dining table and benefits from a further set of patio doors leading to the garden. The dining room flows seamlessly into the modern kitchen, which provides an abundance of storage, including a spacious pantry, and features integrated appliances such as a fridge, freezer, oven, and hob. From the kitchen, there is access to a practical utility room offering additional storage, a sink, and space for freestanding appliances. A door from the utility room leads directly to the garden, while a separate door provides access to the attached double garage. Completing the ground floor is a convenient WC located off the entrance hallway.

To the first floor, there are four well-proportioned double bedrooms, with bedrooms three and four benefiting from integrated storage. The landing also incorporates a useful office area, ideal for study or home working. A modern four-piece family bathroom completes the accommodation.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles, along with access to the attached double garage, which benefits from power and lighting.

To the rear is a beautifully maintained and generously sized garden, featuring a central lawn surrounded by an attractive variety of established plants, flowering shrubs, and fruit trees, providing year-round interest. Two patio areas and a charming shaded pergola create the perfect setting for relaxing, entertaining, and enjoying the outdoors.

Early viewing is highly recommended.













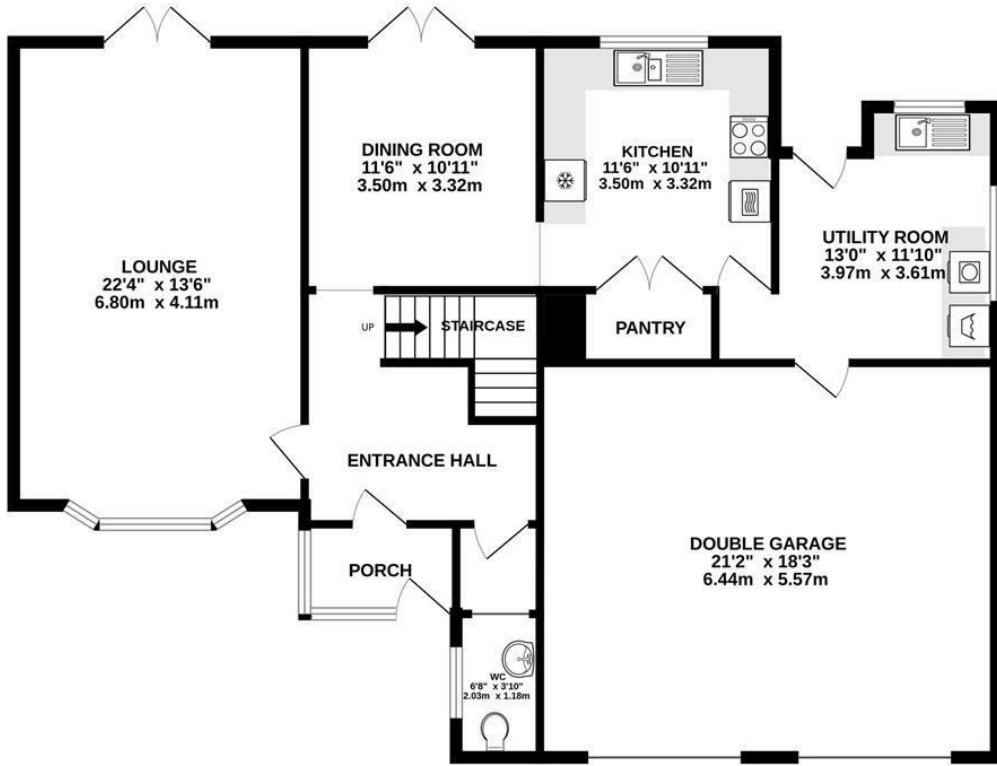




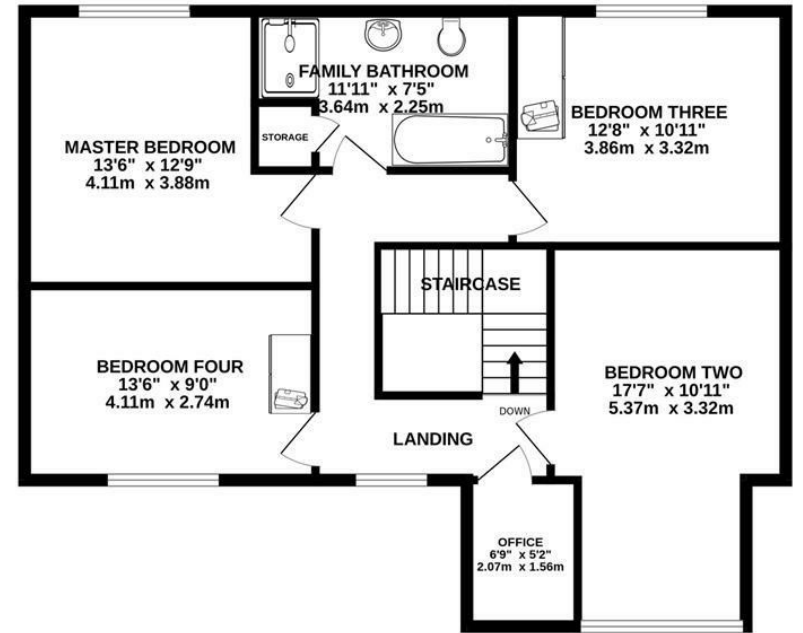




GROUND FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.3 sq.m.) approx.

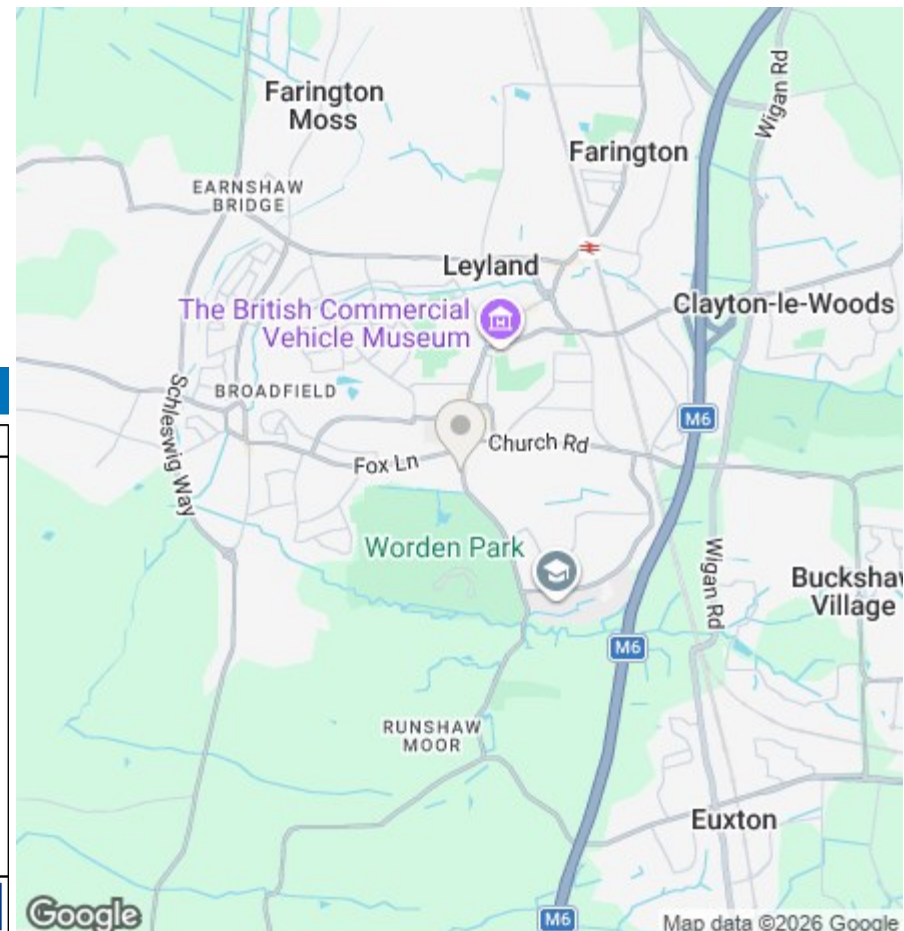


TOTAL FLOOR AREA: 2116 sq.ft. (196.6 sq.m.) approx.

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 73, Potential: 78

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	