



## West Paddock, Leyland

£170,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in a popular residential area of Leyland. This lovely property offers an ideal setting for families and professionals alike. The home benefits from excellent travel links, with the M6 and M65 motorways just a short drive away – perfect for commuting to nearby towns and cities. Residents will also enjoy easy access to local amenities, convenient bus routes within walking distance, and an abundance of green spaces, ideal for relaxed strolls and outdoor activities.

As you step inside, you're welcomed into a small entrance hall that leads directly into the spacious lounge. The lounge is bright and inviting, featuring a large window that fills the room with natural light and a central fireplace that adds a cosy touch. To the right of the lounge, you'll find the well-appointed kitchen, complete with fitted units, integrated appliances including a hob, oven and fridge, and ample space for freestanding appliances. Two windows and a side door provide additional light and easy access to the exterior. A handy under-stair storage cupboard offers practical organisation space. Towards the rear of the home, a second reception room is accessed via sliding doors and overlooks the garden – perfect for a dining area or home office. Also on the ground floor is a versatile third bedroom with direct access to the garden, as well as a modern three-piece family bathroom.

Moving to the first floor, you'll find two generously sized bedrooms. The master bedroom enjoys the luxury of a walk-in wardrobe, a built-in wardrobe, a large window, and its own private three-piece en-suite, offering a relaxing and functional retreat. Bedroom two is also well-sized and features a window that brings in plenty of natural light. A convenient storage cupboard is located on the landing, providing additional household storage.

Externally, the property features a paved area at the front and a driveway to the side that offers off-road parking in front of the garage – comfortably accommodating multiple vehicles. The rear garden is mainly laid to lawn and includes a dedicated seating area, mature trees that provide a sense of privacy, a greenhouse, and a shed for extra storage.

This lovely home is the perfect blend of comfort, practicality, and location – an ideal opportunity not to be missed.







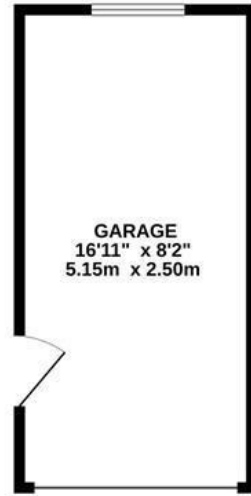
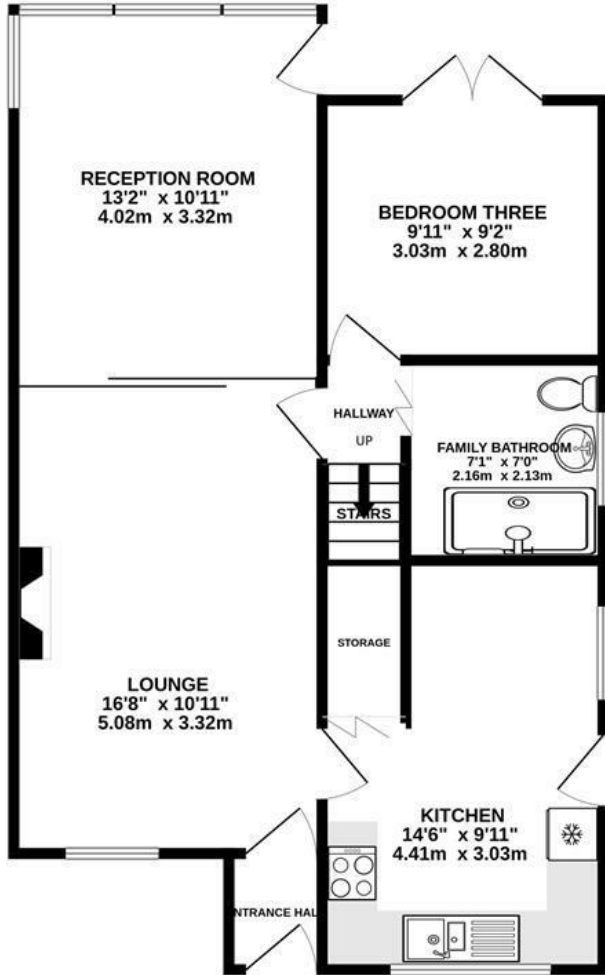




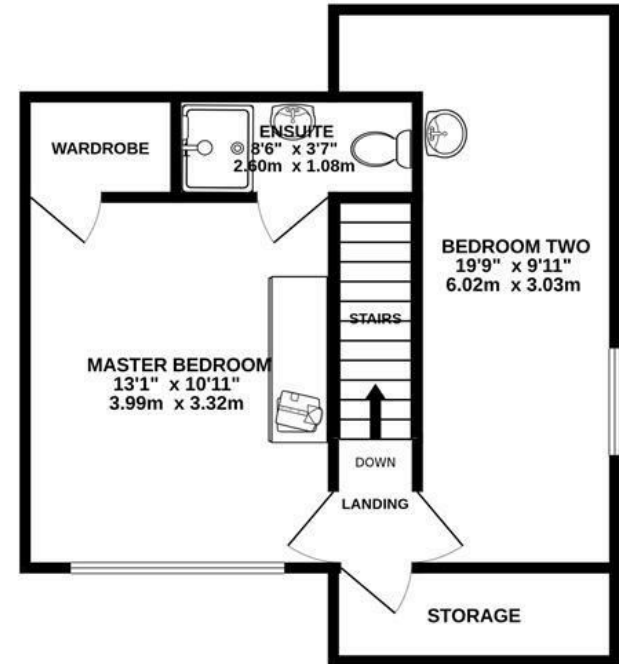


# BEN ROSE

GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

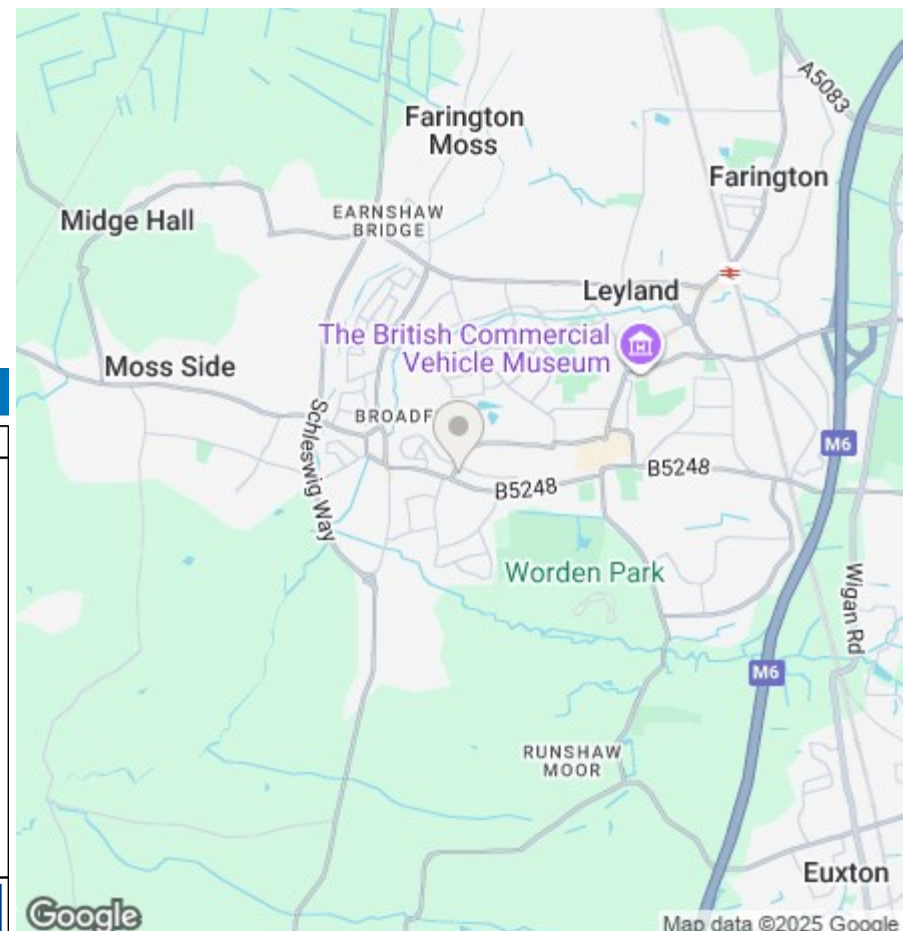


TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

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.  
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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>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	

Environmental Impact (CO <sub>2</sub> ) 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	