



Westwood Road, Leyland

Offers Over £150,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end terrace home, situated in a popular residential area of Leyland. Beautifully presented throughout, this characterful property effortlessly combines a wealth of original features with well-proportioned living accommodation, making it an ideal purchase for first time buyers and couples alike. High ceilings, original fireplaces and period details create a warm and inviting atmosphere throughout the home. Conveniently positioned, the property enjoys easy access to a wide range of local amenities including supermarkets, cafés, schools and leisure facilities, whilst Leyland town centre is just a short distance away. Excellent transport links are also close by, with Leyland Train Station offering direct rail services to Preston, Manchester and beyond, alongside regular bus routes and convenient access to the M6, M61 and M65 motorways, making commuting across Lancashire and the North West simple.

Stepping into the property, you are welcomed by an entrance hall providing access to the first floor staircase, lounge and dining room. The lounge is a fantastic size, boasting a fireplace, high ceilings and an abundance of natural light, creating a comfortable space to relax. The dining room mirrors these generous proportions and also benefits from its own fireplace, making it an excellent setting for entertaining or family meals. Continuing through, the kitchen offers ample worktop space, plentiful cupboard storage and useful built-in storage, whilst a striking stained glass window adds a unique touch of character to the room.

To the first floor, the landing provides access to two generously sized double bedrooms, with the impressive master bedroom offering particularly spacious accommodation. Both bedrooms continue the home's period charm, each featuring original cast iron fireplaces that further enhance the character of the property. Completing the accommodation is a well-appointed three-piece family bathroom, conveniently serving both bedrooms.

Externally, the property is set behind a small front yard enclosed by a low boundary wall, creating an attractive approach. To the rear, there is a private enclosed yard with space for a bistro table and chairs, providing the perfect spot to enjoy the warmer months. An external outbuilding offers valuable additional storage, ideal for garden equipment or bicycles. Offering spacious accommodation, original character features and a highly convenient location, this delightful end terrace presents a wonderful opportunity for buyers looking to take their first step onto the property ladder or those seeking a home full of charm and character.





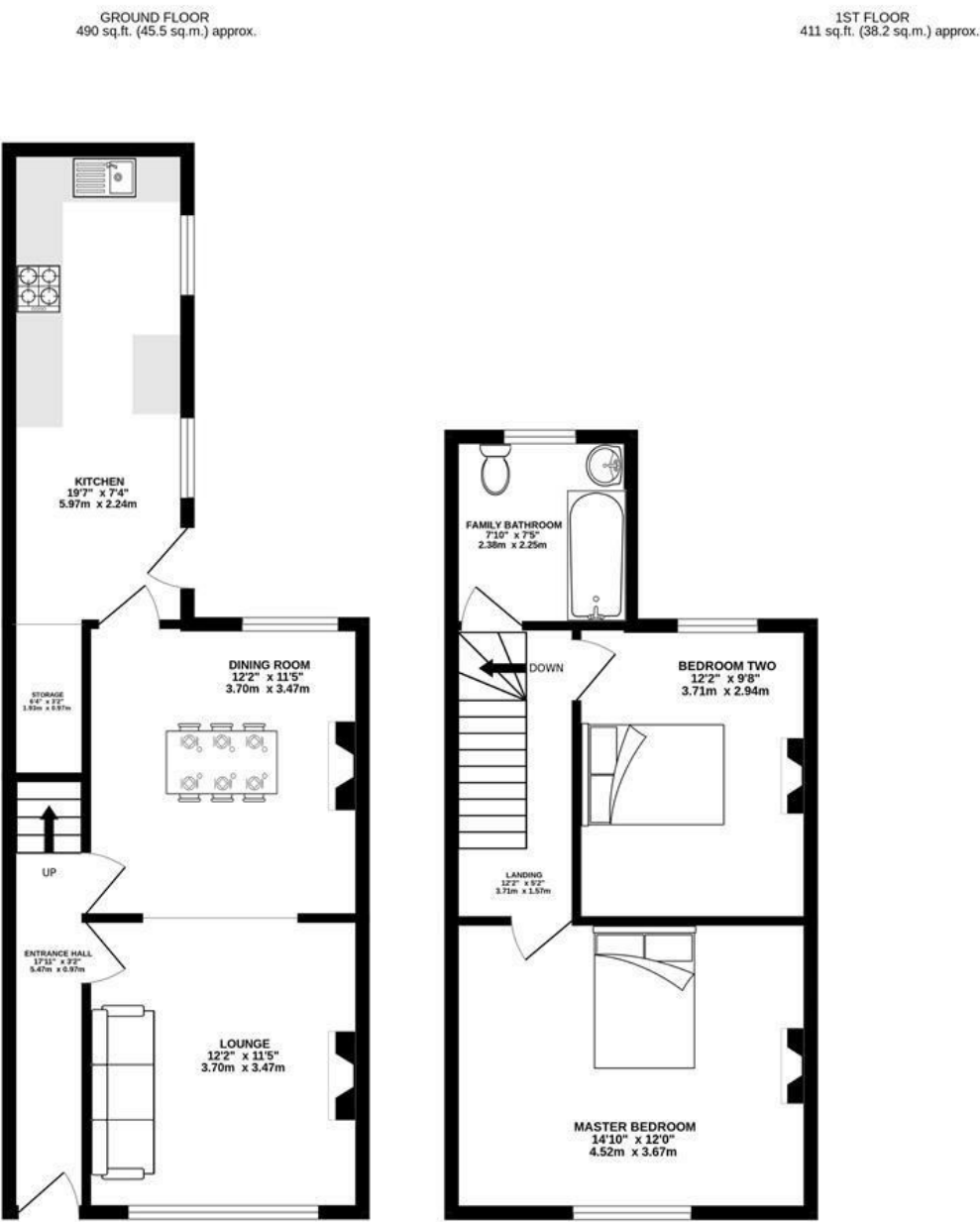








BEN ROSE



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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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		
	50	70
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 	

