



Broadfield Drive, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated in a highly sought-after residential area of Leyland. Finished to an excellent standard throughout, this stylish property offers modern open plan living, making it an ideal choice for families and couples alike. Conveniently located close to Leyland town centre, residents can enjoy an excellent range of local shops, supermarkets, bars, restaurants, pubs and well-regarded schools. Commuters will also appreciate the superb transport links, including Leyland railway station with direct services to Preston, Manchester and Liverpool, excellent bus routes to Leyland, Preston and Chorley, and easy access to the M6, M61 and M65 motorways.

Stepping through the bright entrance hall, you are welcomed into the heart of the home. The spacious open plan lounge, kitchen and dining area has been thoughtfully designed to create a sociable and versatile living space. The lounge enjoys a beautiful bay window that fills the room with natural light, complemented by an attractive feature fireplace. Flowing seamlessly into the modern fitted kitchen, you'll find a range of integrated appliances including an induction hob, dishwasher and washing machine. The adjoining dining area provides ample space for entertaining and benefits from French doors opening directly onto the rear garden.

To the first floor, the generous master bedroom offers a comfortable retreat, whilst the second bedroom is another well-proportioned double. A third single bedroom provides flexibility for use as a child's room, nursery or home office. Completing the accommodation is a contemporary two-piece family bathroom, alongside a separate WC for added convenience.

Externally, the property benefits from a block paved driveway providing off-road parking for up to three vehicles, an attached garage and the added advantage of a Tesla charging point. To the rear is a beautifully landscaped and secluded garden, enclosed by high fencing for excellent privacy. A large wooden decking area with a pergola featuring pull-down sides and a gas heater table creates the perfect space for year-round entertaining, whilst the artificial lawn, Indian sandstone paving with attractive slate borders and a garden shed complete this impressive outdoor space. The home further benefits from solar panels fitted to both sides of the roof, complemented by a Tesla Powerwall 3 (13.5kWh home battery storage system) with Tesla Backup Gateway. This advanced system integrates seamlessly with the solar PV installation, storing generated electricity for later use to improve energy efficiency and help reduce household energy costs. Altogether, this is a superb opportunity to purchase a stylish, move-in-ready home in a desirable Leyland location.















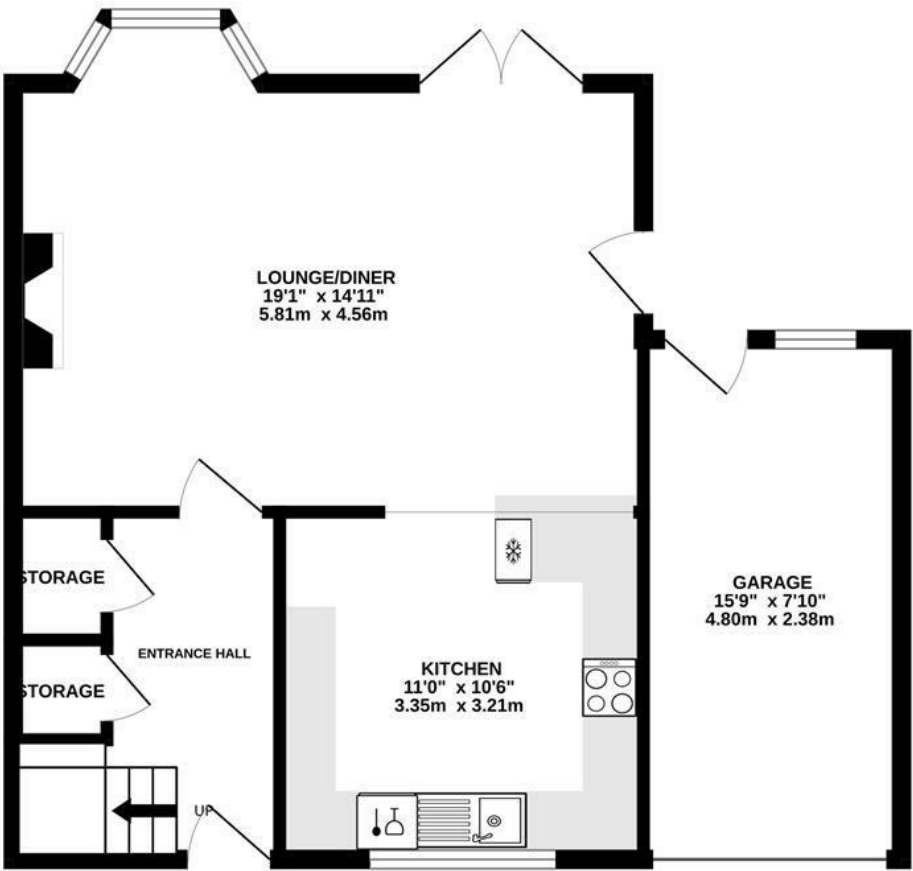




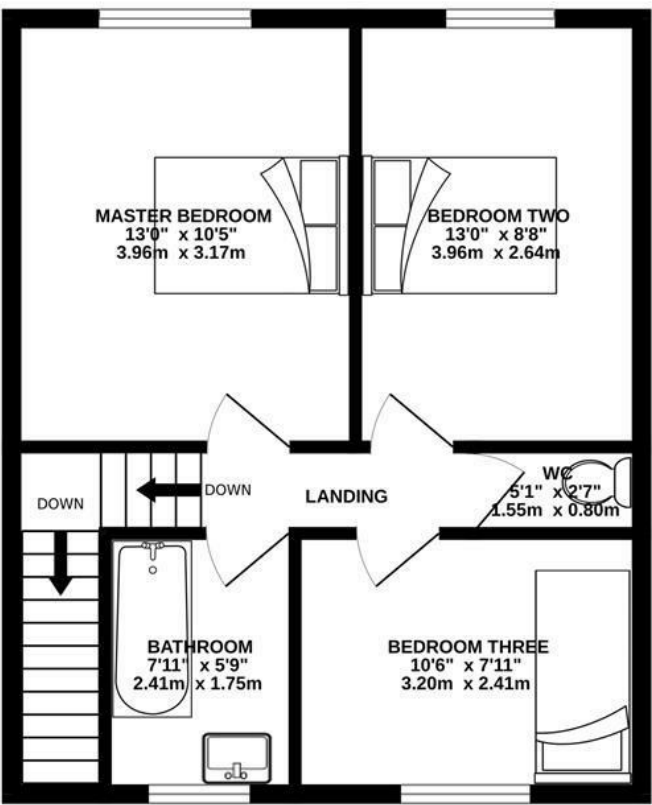


BEN ROSE

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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		
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	

