



## Balcarres Place, Leyland

**Offers Over £145,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace property situated in a sought-after area of Leyland. Ideal for families or first-time buyers, this charming home offers spacious living accommodation throughout whilst being conveniently located close to a wide range of local amenities. Leyland town centre is just a short distance away, offering an excellent selection of shops, bars, restaurants, pubs and well-regarded schools. The property also benefits from superb travel links, including Leyland rail 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.

Internally, the property welcomes you through a vestibule into the entrance hall, leading into the spacious lounge featuring attractive wooden flooring and a feature fireplace creating a warm and inviting atmosphere. To the rear is the modern kitchen/dining room fitted with integrated appliances including a fridge freezer, double oven, induction hob and dishwasher. The dining area provides ample space for family dining and benefits from a feature gas fire alongside built-in wooden cupboards set into the recesses. A door from the kitchen provides access to the rear yard.

To the first floor, the spacious landing gives access to three well-proportioned bedrooms, including a large master bedroom, a comfortable second double bedroom and a versatile single bedroom ideal as a nursery, office or dressing room. Completing the accommodation is the modern three-piece family bathroom, finished to a contemporary standard.

Externally, the property benefits from convenient street parking to the front. To the rear is a private paved yard enclosed by high brick walls, providing a secure and low-maintenance outdoor space, alongside a useful outbuilding for additional storage. This is a fantastic opportunity to acquire a spacious family home in a popular and well-co





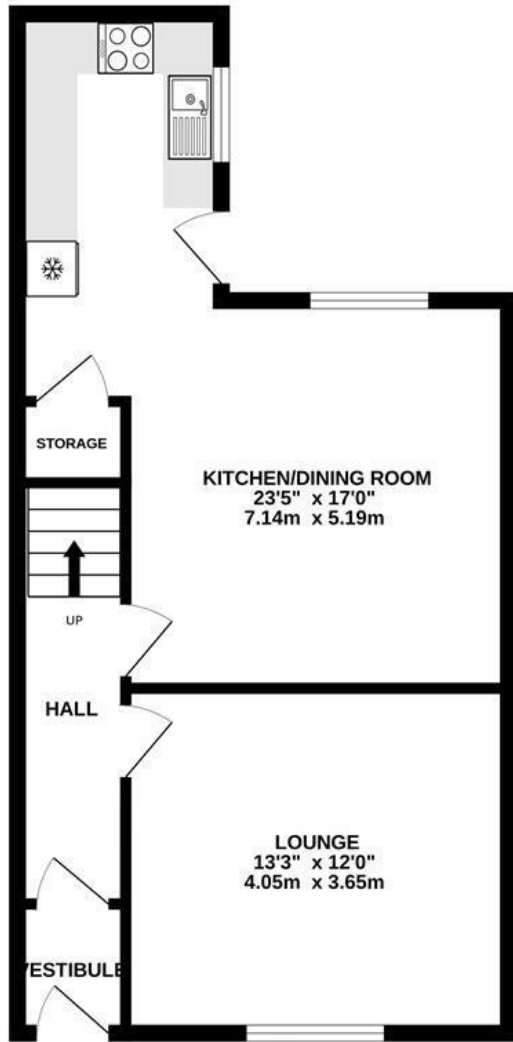




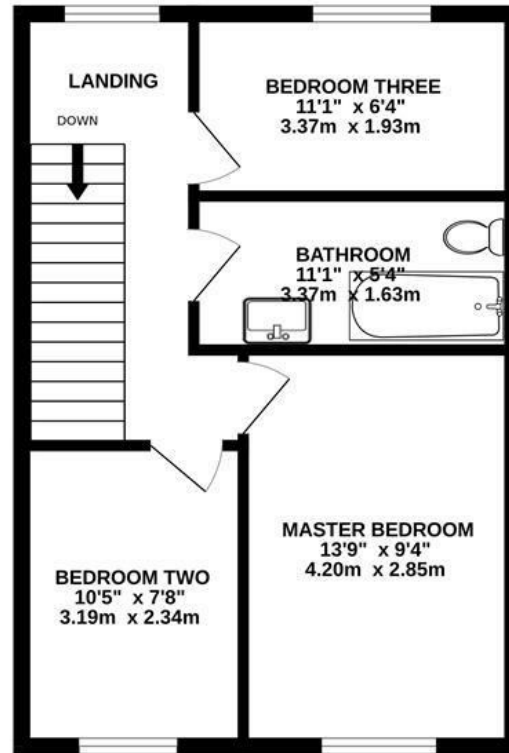




GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

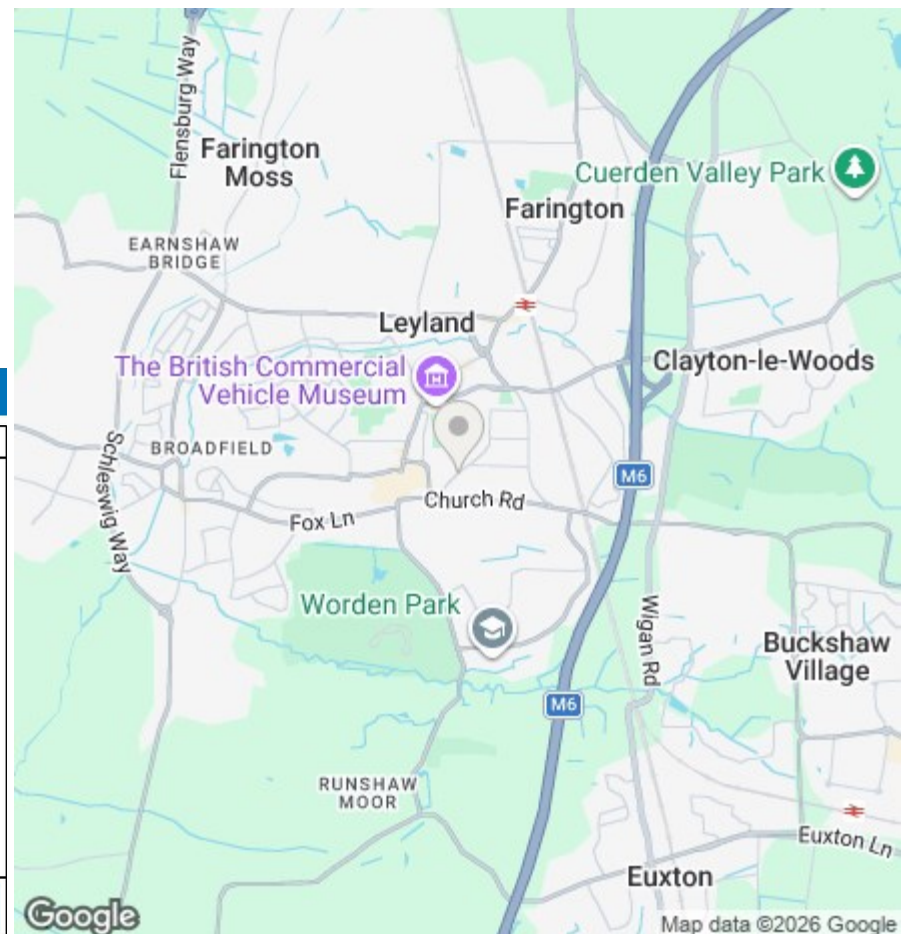


TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

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>		
(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>69</b>	<b>76</b>
<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	