



Parish Gardens, Leyland

Offers Over £295,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, situated in a highly sought-after cul-de-sac on the popular Oaks housing development in a desirable residential area of Leyland. Perfectly suited to families and couples alike, this modern home offers generous living accommodation throughout and is ideally positioned close to Leyland town centre, where you will find a great selection of shops, bars, restaurants, pubs and well-regarded schools. The property also benefits from excellent travel connections, including convenient bus routes to Leyland, Preston and Chorley, whilst Leyland railway station provides direct services to Preston, Manchester and Liverpool. For commuters, the nearby M6, M61 and M65 motorways offer easy access across the region.

Upon entering the home, you are welcomed into a bright entrance hall with access to the convenient ground floor WC. To the front of the property is a versatile study, ideal for those working from home. Moving through, the spacious rear lounge offers a comfortable setting for relaxing and entertaining, complete with French doors opening onto the garden. The modern kitchen dining room is positioned to the rear and benefits from ample worktop space, integrated storage and further French doors leading outside, creating a wonderful flow for family living.

To the first floor, the master bedroom is a generous double featuring fitted wardrobes and a stylish ensuite shower room. Bedroom two is another spacious double with fitted wardrobes, whilst bedroom three also offers double proportions and fitted storage. Bedroom four is a comfortable single room, ideal as a nursery, dressing room or additional office space. Completing the first floor is the contemporary three-piece family bathroom.

Externally, the property enjoys a lawned front garden with mature hedging, alongside a driveway providing parking for up to two vehicles and access to the integral garage. To the rear is a private, high-fenced garden featuring two paved patio seating areas and a well-maintained lawn, offering an ideal outdoor space for both entertaining and family enjoyment. In addition, the property benefits from a large open field, children's playground, and woodland area situated opposite, providing excellent recreational space and a wonderful setting for families and outdoor activities. This is a fantastic opportunity to acquire a modern detached home in a highly desirable location.

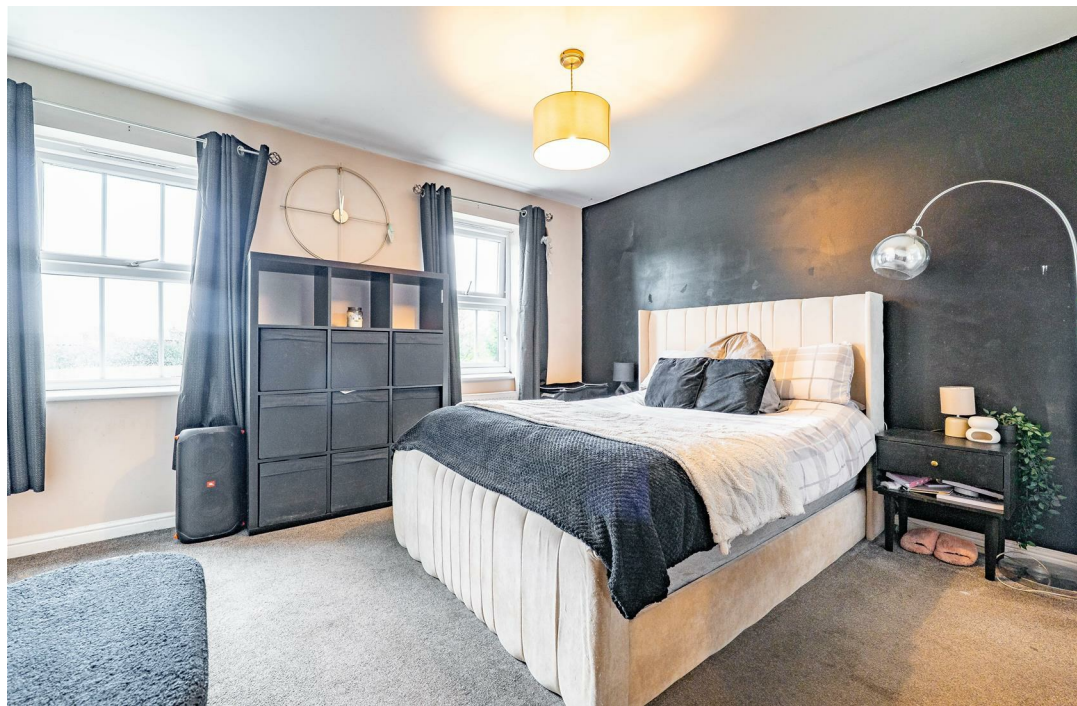












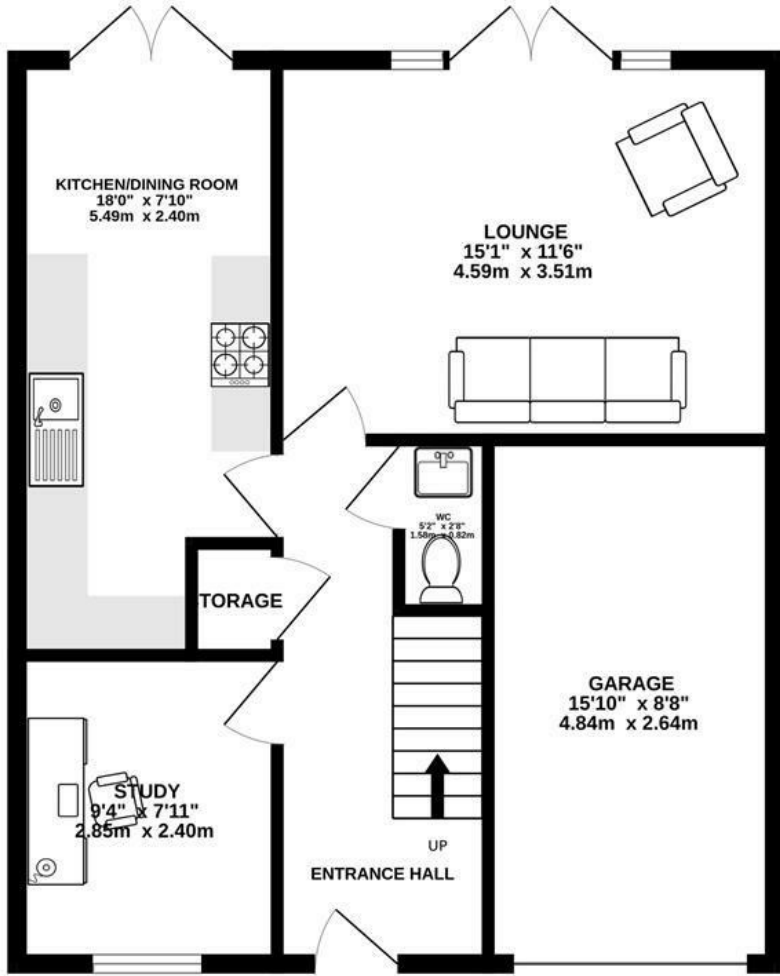




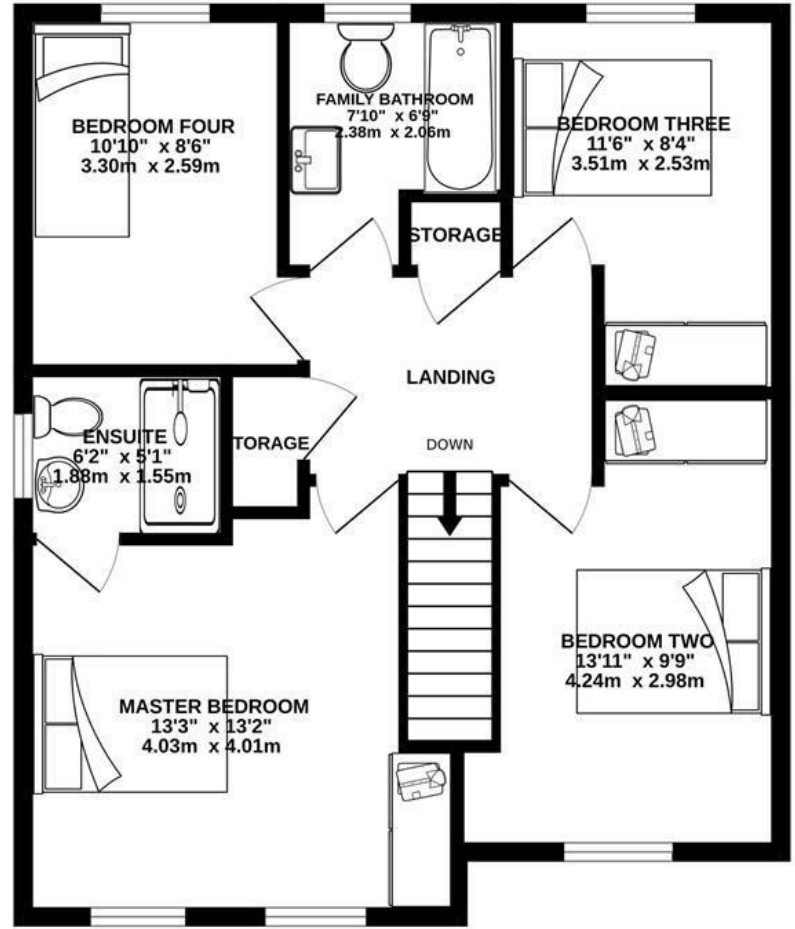




GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.

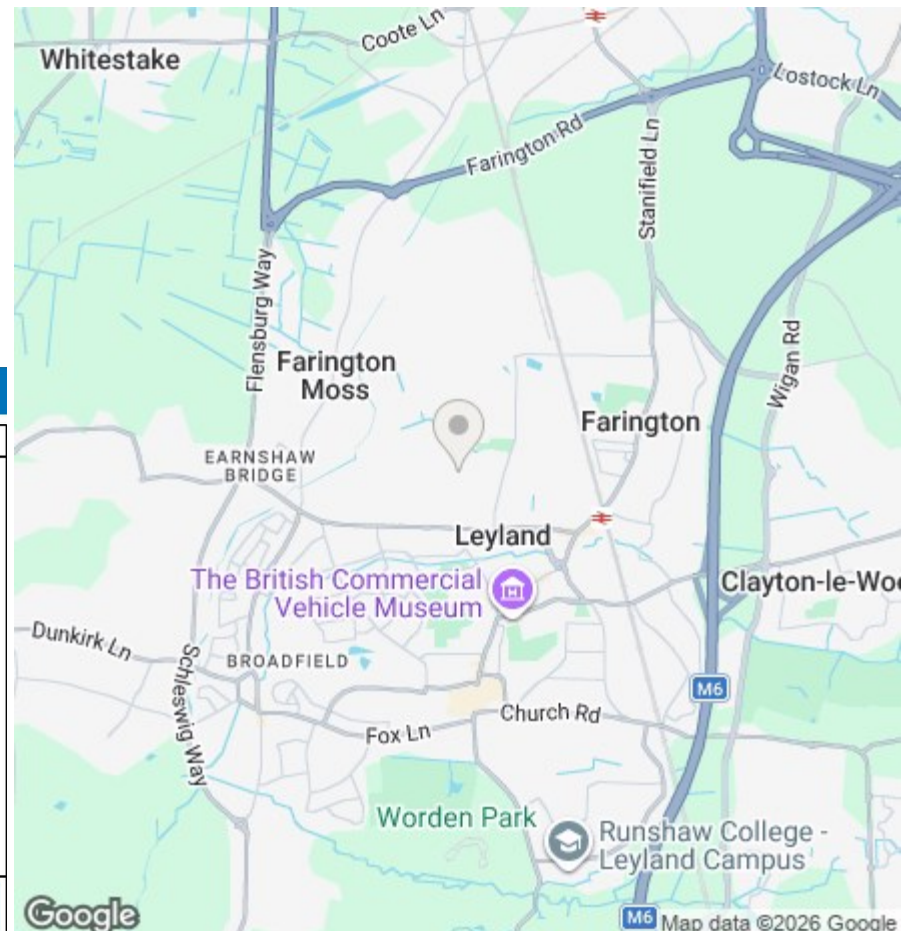


TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	