



Blackbird Court, Leyland

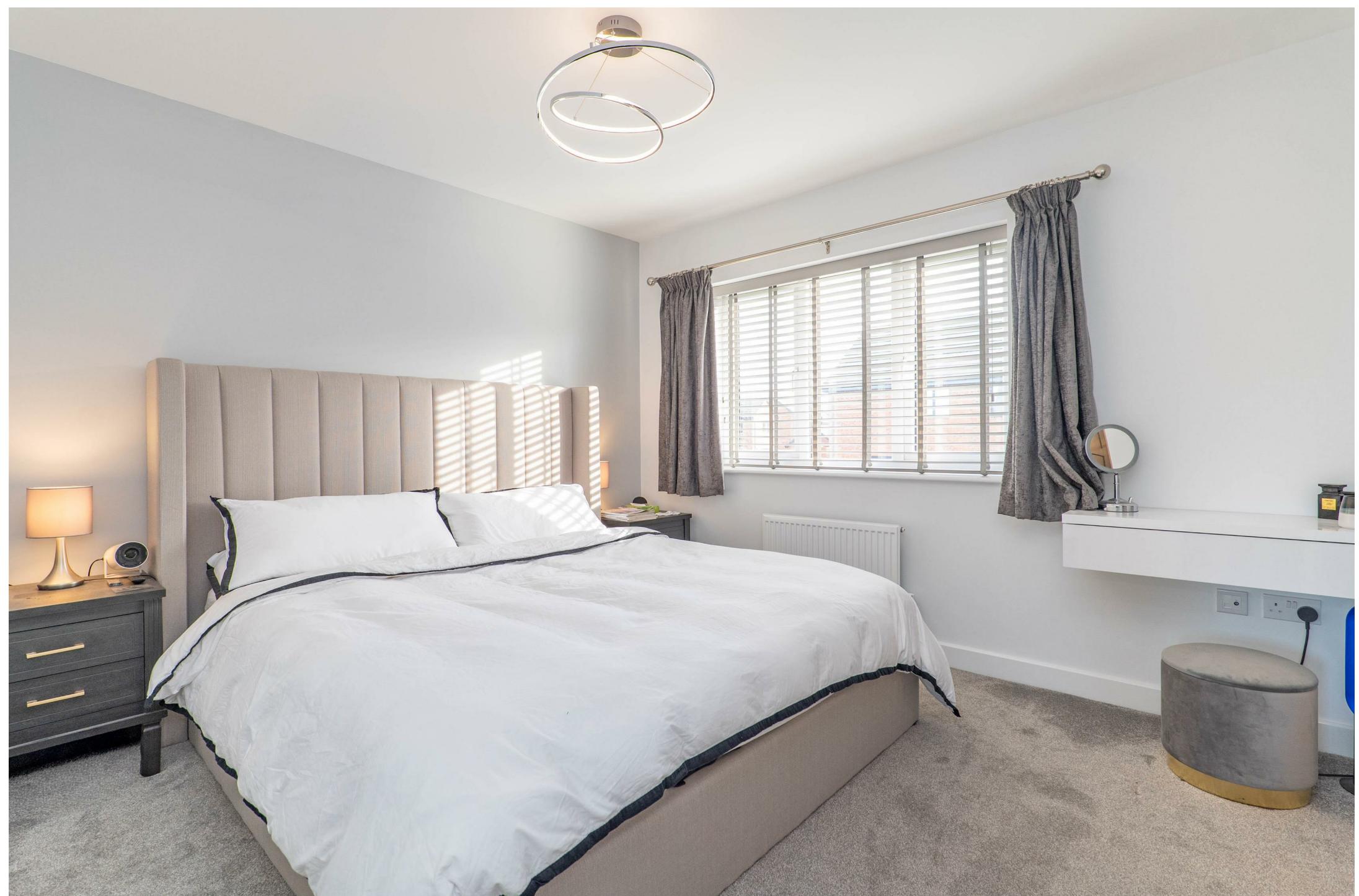
O.I.R.O £294,000

Ben Rose Estate Agents are pleased to present to market this delightful and exceptionally energy-efficient three-bedroom detached home, with no chain located on a highly sought-after residential development in Leyland. The property is ideally positioned for convenient access to Leyland town centre, Worden Park, and superb travel links via nearby bus routes, train stations, and motorway networks. This is an excellent opportunity for families seeking a modern and well-presented home in a popular area.

Upon entering the home, you are welcomed into a bright reception hallway offering access to a generous under-stair storage area and a conveniently located WC. The part-converted garage is currently utilised as a spacious utility room, fitted with storage units and providing space, power, and plumbing for both a washer and dryer. A single door leads from here into the remaining section of the garage. The lounge, positioned to the rear, enjoys French doors that open out onto the garden, filling the room with natural light. The stunning open-plan kitchen/diner sits at the heart of the home, featuring an excellent range of integrated wall and base units, a double electric oven and grill, gas hob, fridge, freezer, and dishwasher. The dining area offers ample space for a large table, with bi-fold doors providing a seamless transition into the rear garden.

To the first floor, the landing provides additional storage and access to the loft. The generous master bedroom benefits from its own dressing room with fitted wardrobes, and a modern en suite complete with a stand-in shower, floating wash hand basin and a WC. The second and third bedrooms both comfortably accommodate double beds, making them ideal for family living or guest accommodation. Completing this floor is the three-piece family bathroom, fitted with a bathtub and over-bath shower.

Externally, the property sits on a quiet cul-de-sac and features a two-car driveway leading to the front entrance and garage. To the rear is a beautifully maintained garden, mainly laid to lawn, accompanied by a raised decking area for dining and entertaining during the warmer months. Adding to the appeal, the home includes an alarm system for enhanced security and 14 solar panels that significantly reduce running costs. The property is Freehold, falls under Council Tax Band D, and boasts a superb EPC rating of A, making it an economical and environmentally conscious choice for families.

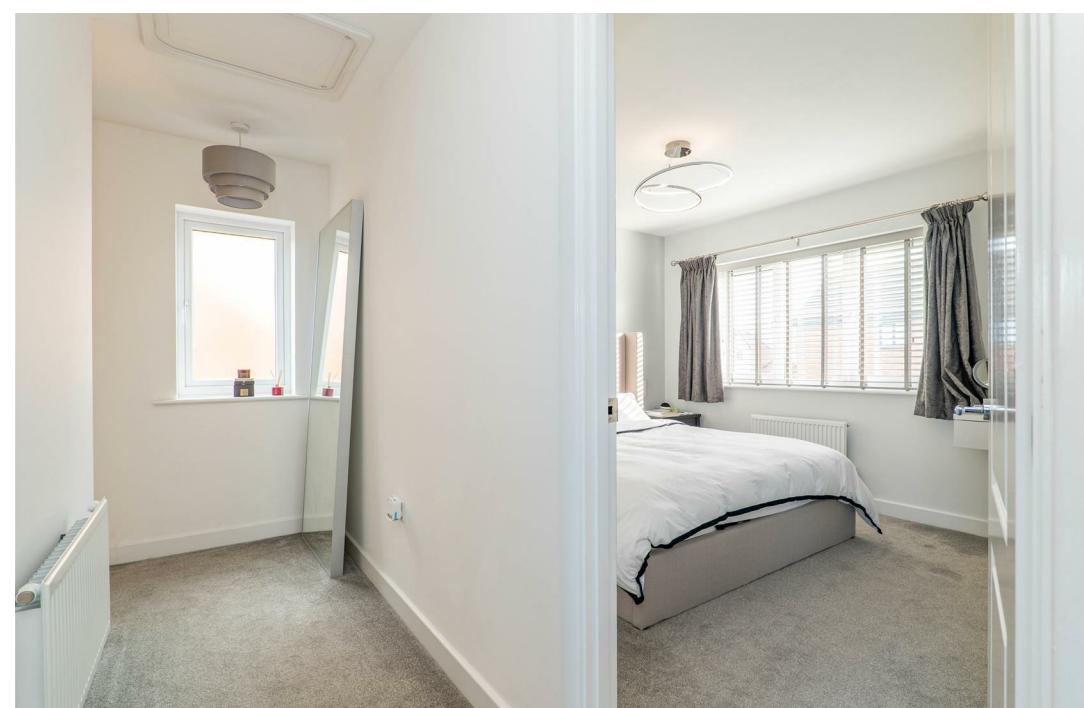
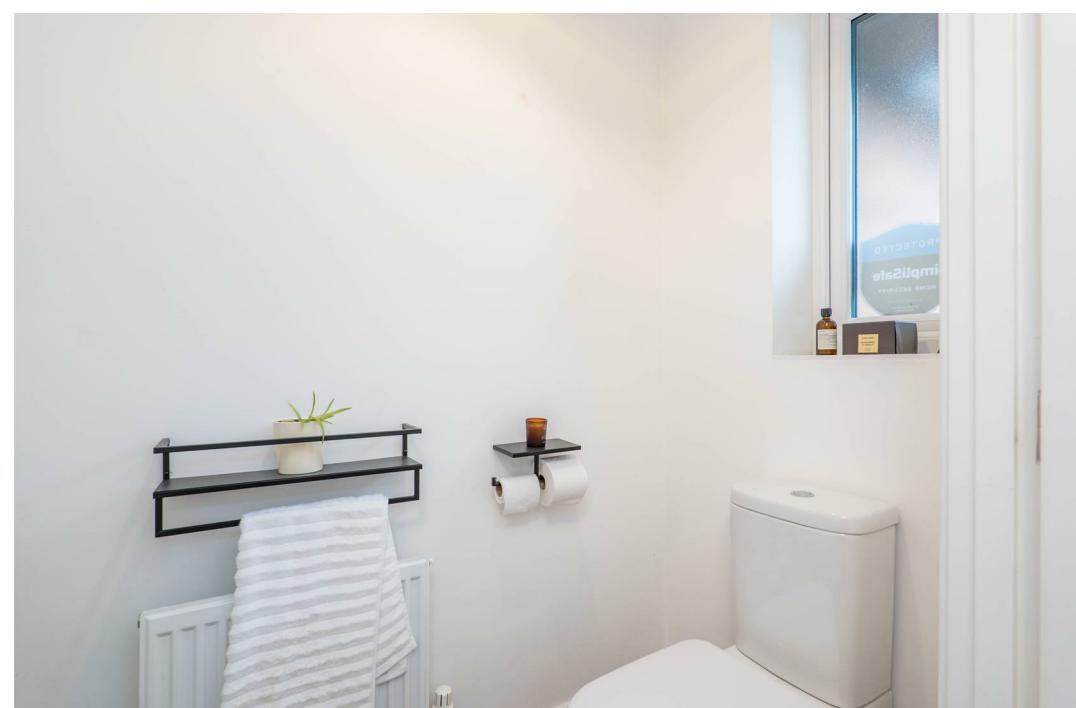


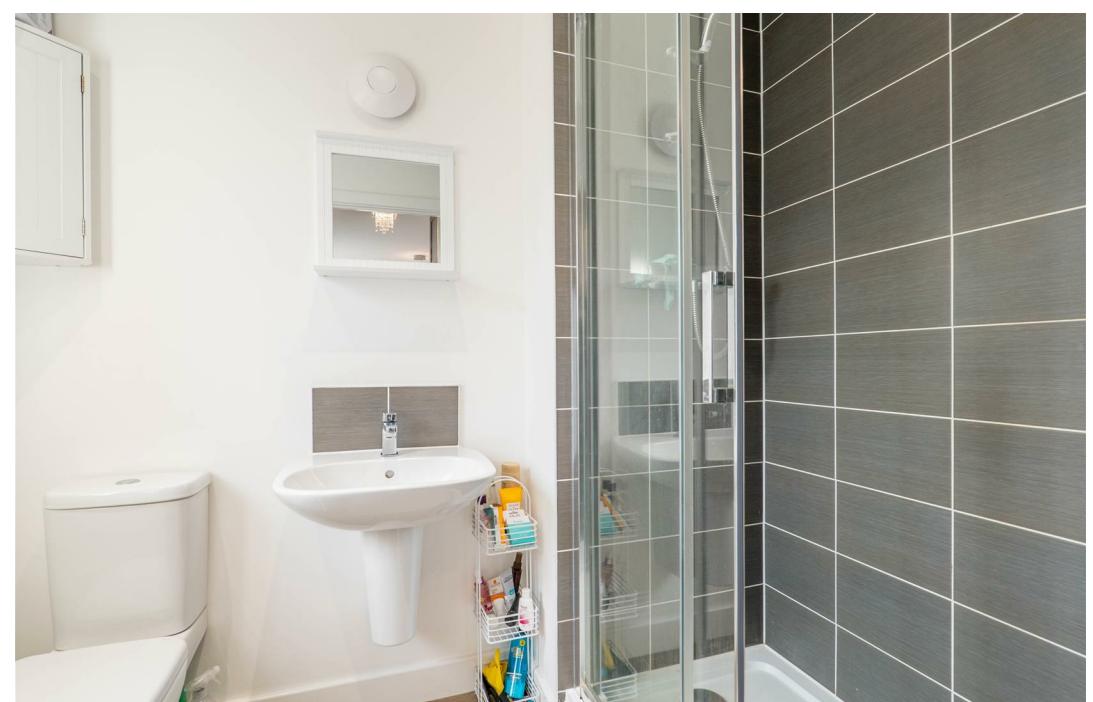
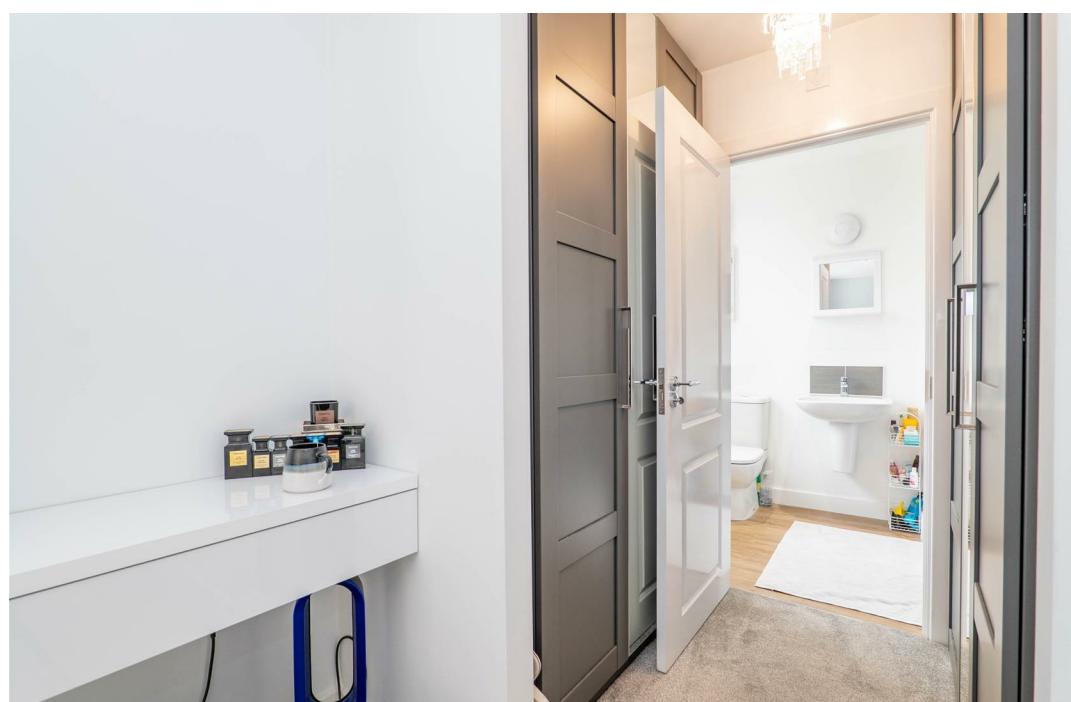
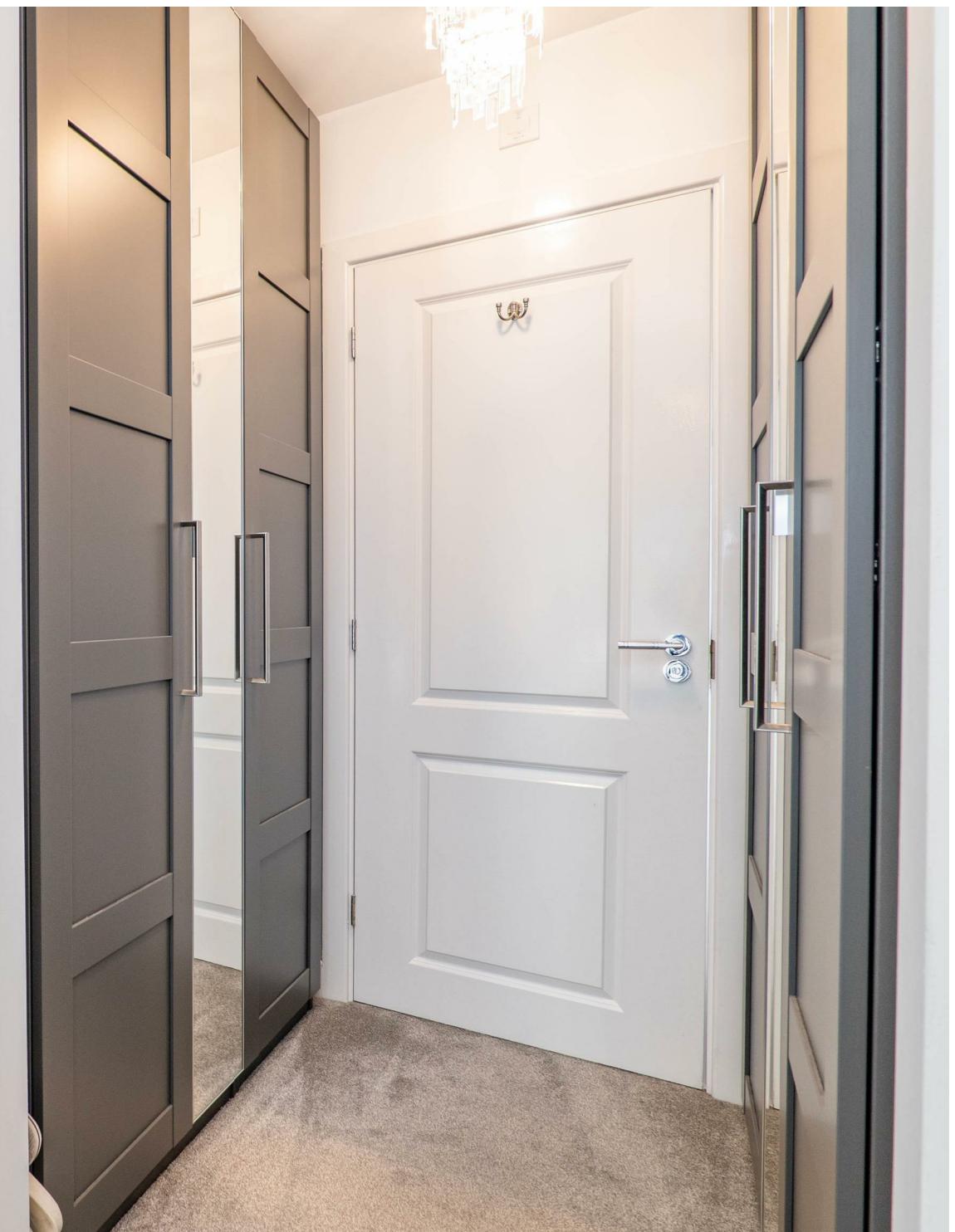
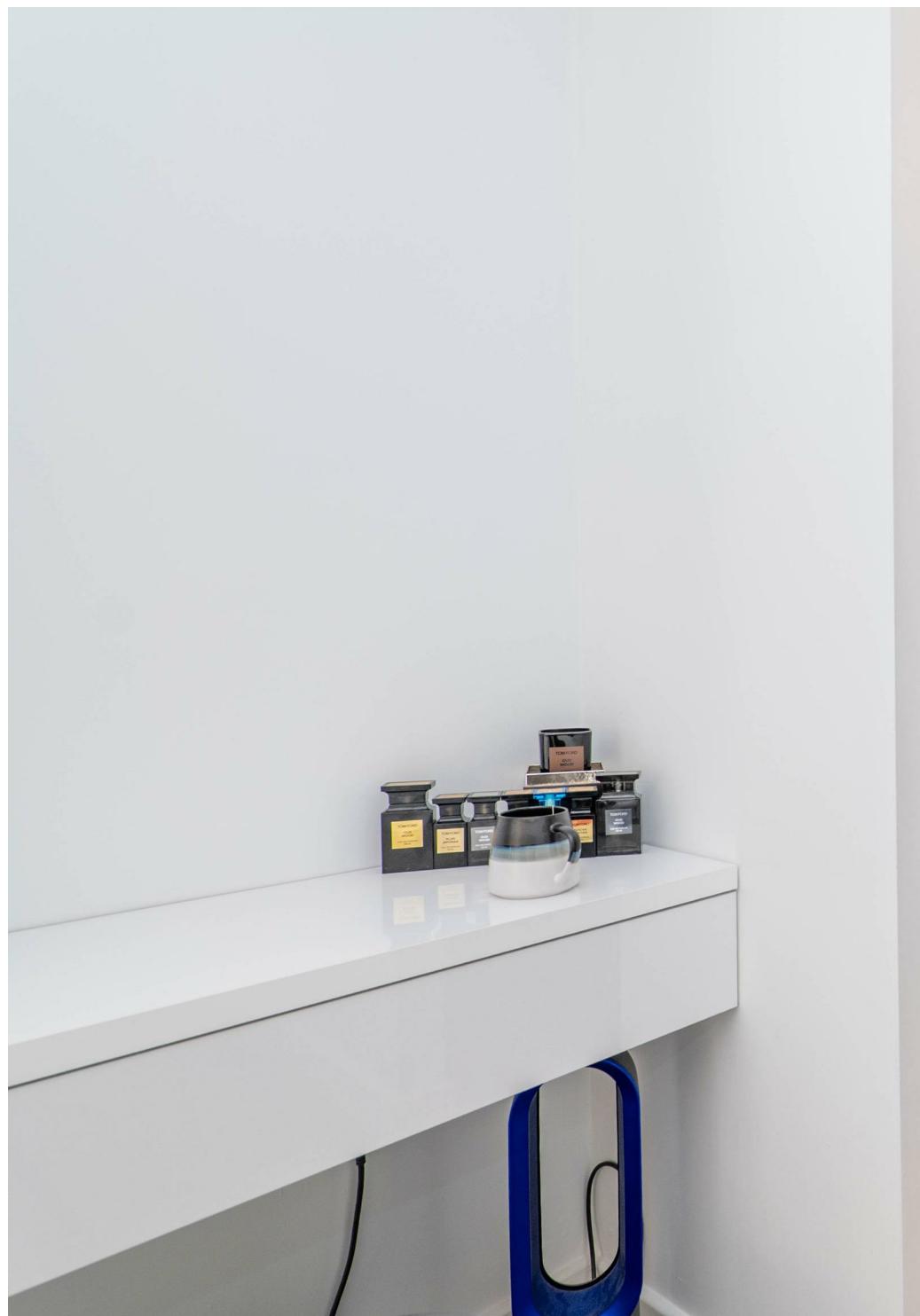
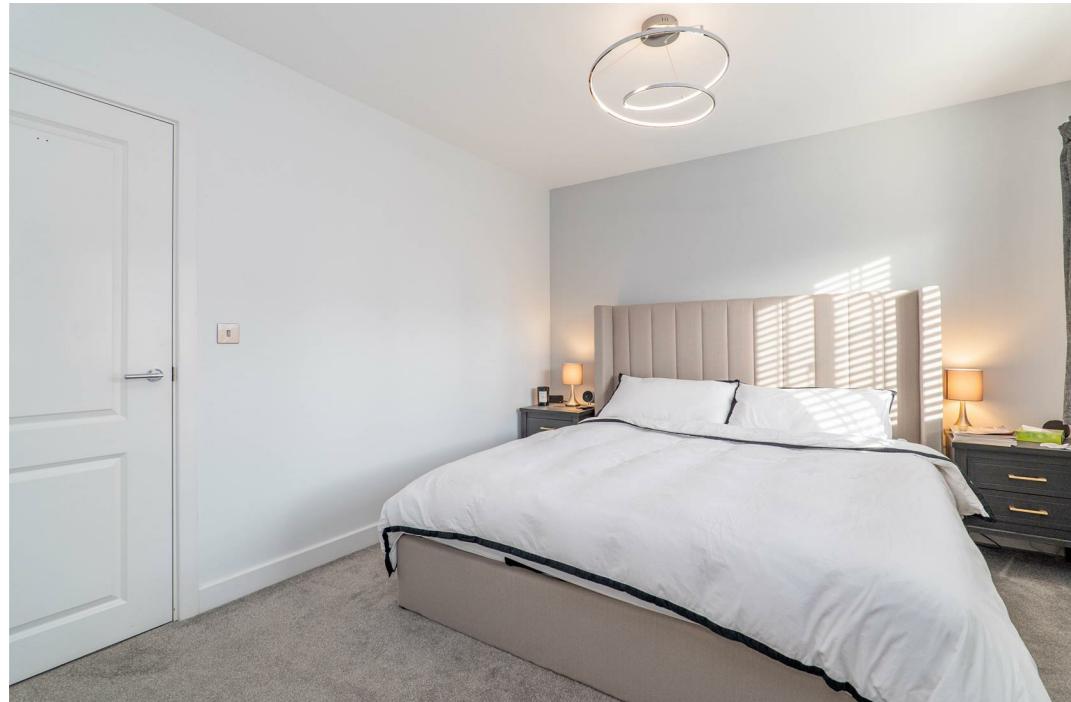


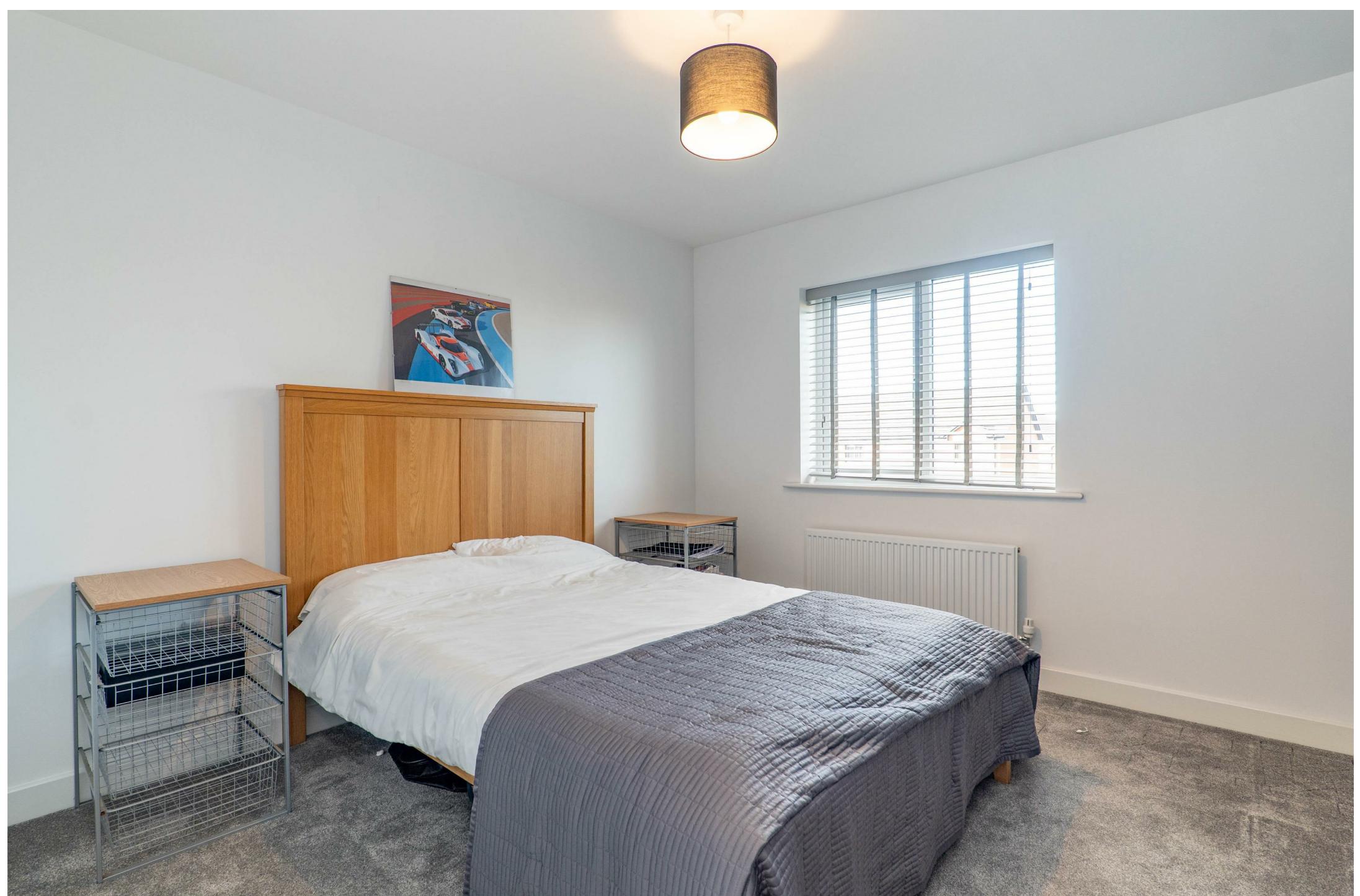










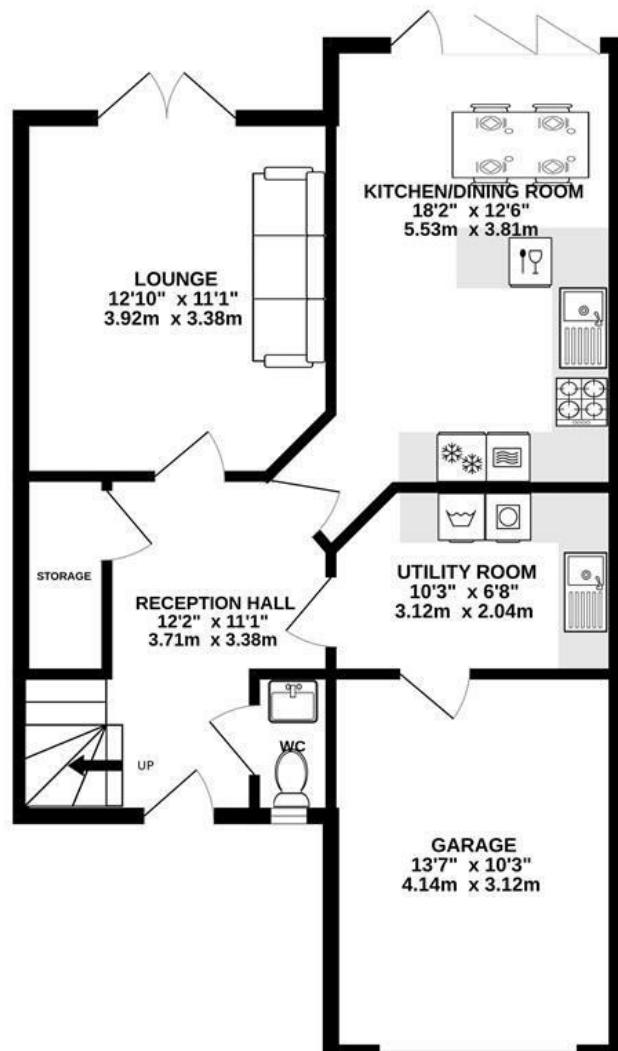




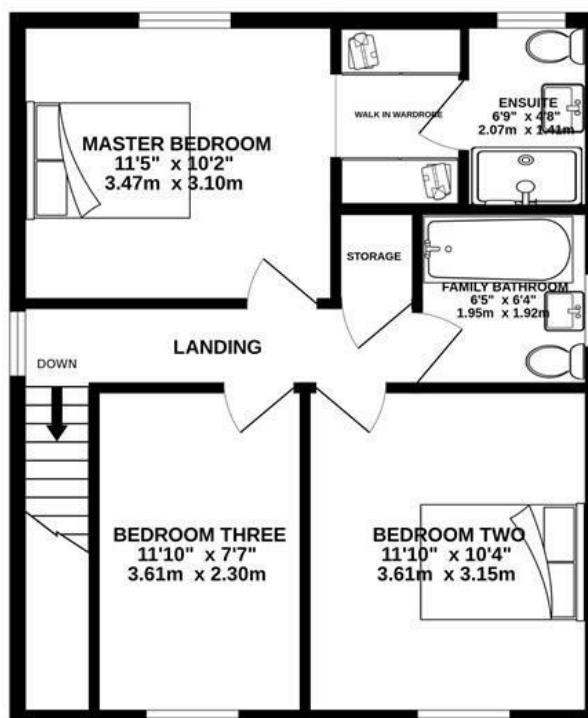


BEN ROSE

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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 indicative 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	100
(81-91)	B	100
(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	

