



Dunkirk Lane, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached home, situated in a popular residential area of Leyland and ideal for families looking to take their next step on the property ladder. Offering spacious living accommodation throughout, generous outdoor space and a versatile outbuilding, this home presents an excellent opportunity for buyers seeking both comfort and practicality. The property is conveniently positioned close to a range of local amenities including supermarkets, shops, cafés and well-regarded schools, while Leyland town centre is just a short distance away. For commuters, Leyland Train Station offers direct rail links to Preston, Manchester and beyond, with regular bus services nearby and excellent access to the M6, M61 and M65 motorways, making travel across the North West both simple and convenient.

Stepping into the home, you are welcomed by an entrance hall which provides access to the first-floor staircase and the spacious lounge. The lounge is a bright and inviting reception room, featuring an attractive fireplace and a large bay window that allows plenty of natural light to flood the space. From here, the property flows through into the well-equipped kitchen, which offers an abundance of worktop space and cabinetry, along with a breakfast bar and additional storage solutions. To the rear of the home is the impressive conservatory, a fantastic additional reception space that overlooks the garden and benefits from double doors opening onto the patio.

To the first floor, the landing leads to two generously proportioned double bedrooms. The master bedroom is particularly spacious and enjoys the added benefits of built-in wardrobes and a large bay window, creating a bright and airy feel. The second bedroom offers excellent flexibility and would be ideal as a child's bedroom, guest room or home office. Completing the accommodation is the three-piece family bathroom.

Externally, the property continues to impress with a driveway to the front providing off-road parking for multiple vehicles, bordered by a mature hedge that adds a degree of privacy and kerb appeal. The rear garden is a wonderful size and is predominantly laid to lawn, with mature trees and hedges to either side creating a pleasant and private setting for families to enjoy. At the end of the garden sits a substantial outbuilding, offering fantastic potential as a hobby room, workshop or additional storage space. Combining generous living accommodation, a large garden and an excellent location, this delightful home is sure to appeal to families seeking a well-rounded property in Leyland.













BEN ROSE

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

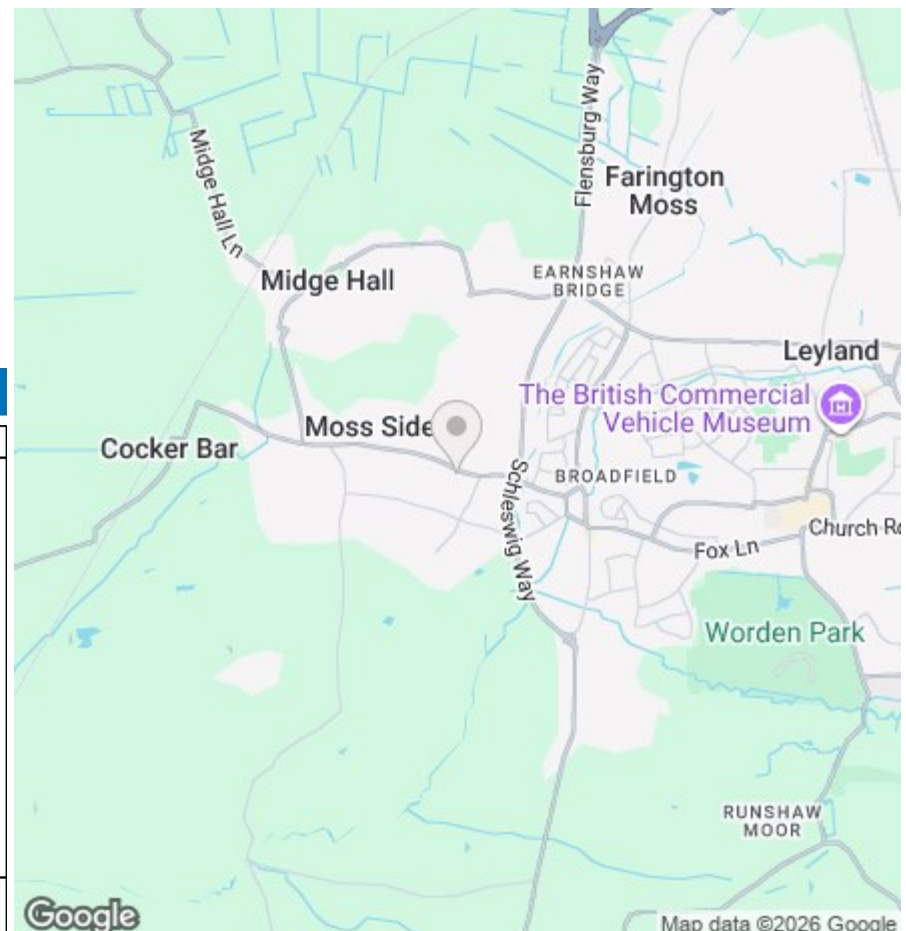


TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

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 (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	