



## Lowther Drive, Leyland

**Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, ideally situated in a sought-after area of Leyland, Lancashire. Perfect for families, this modern property offers spacious living throughout and is close to a range of local amenities including shops, cafés, and highly regarded schools. Excellent travel links are nearby, with Leyland train station providing direct routes to Preston, Manchester, and Liverpool, while the M6, M61, and M65 motorways are all within easy reach. The area also benefits from local parks and green spaces, ideal for family walks and outdoor leisure.

Entering the home, you are greeted by a welcoming hallway that leads into the spacious lounge, featuring a large window that fills the room with natural light and creates a bright, relaxing space. Moving through, you'll find the open-plan kitchen and dining area, fitted with modern units, integrated appliances, and ample worktop space. The dining area comfortably accommodates a family table and enjoys views of the rear garden through the patio doors — perfect for entertaining or casual family meals.

To the first floor, there are three well-sized bedrooms, each offering plenty of natural light and storage options. The master bedroom provides a calm retreat, while the additional rooms are ideal for children, guests, or a home office. The family bathroom is beautifully finished with a modern three-piece suite including a bathtub and separate shower, complemented by contemporary tiling and fixtures.

Externally, the property features a private driveway with parking for up to three vehicles, along with a garage offering extra storage or conversion potential. To the rear is a large, secluded garden with both a patio and lawn area — ideal for relaxing or entertaining outdoors. A superb family home offering comfort, style, and convenience in a fantastic Leyland location.







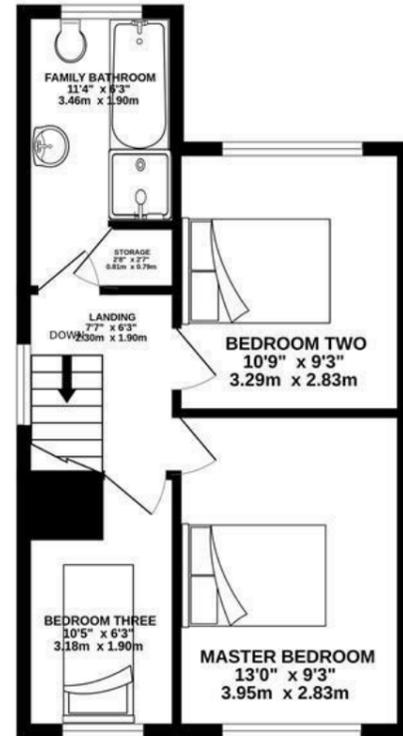
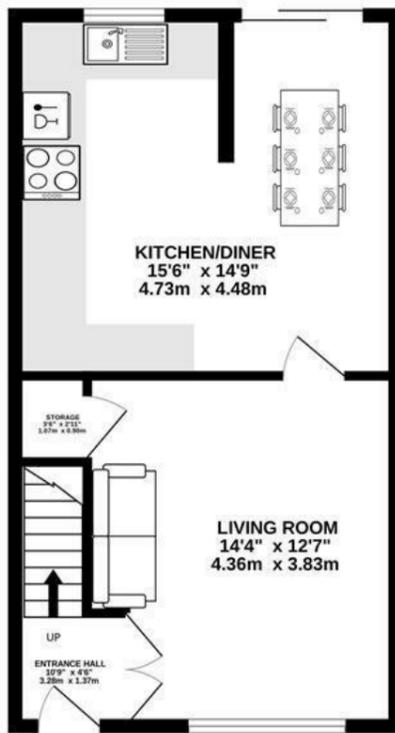
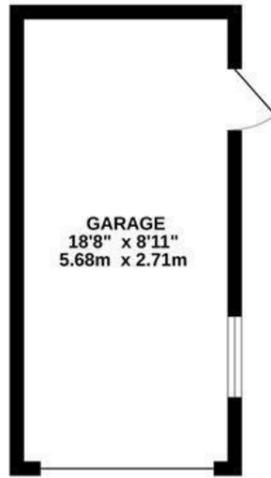






GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

