



Liege Road, Leyland

£180,000

Ben Rose Estate Agents are delighted to present to the market this charming three-bedroom terrace home, offered with no onward chain. Ideally positioned within easy reach of Leyland town centre, this property presents a fantastic opportunity for first-time buyers, growing families, or investors looking for a home with plenty of potential. Retaining a wealth of traditional features throughout, the property offers excellent scope for modernisation while providing generous living accommodation.

The area is well served by an excellent range of local amenities, including supermarkets, shops, leisure facilities, and highly regarded schools. For commuters, Leyland train station is just a short distance away, offering regular services to Preston and Manchester, while the nearby M6, M61, and M65 motorways provide convenient access to surrounding towns and cities.

Stepping inside, you are welcomed into the entrance hall, where the staircase leads to the first floor. To the front of the home is a spacious lounge, featuring a beautiful bay window that fills the room with natural light, along with a characterful feature fireplace. Continuing through the property, you'll find the separate dining room, which also boasts an attractive fireplace and benefits from double patio doors opening onto the rear yard, creating an ideal space for both everyday living and entertaining. To the rear is the modern fitted kitchen, offering ample wall and base units, generous worktop space, room for freestanding appliances, and a single external door providing access to the garden.

The first floor comprises three well-proportioned bedrooms, making the property ideal for families. The principal bedroom also enjoys a bay window, while the second bedroom benefits from integrated storage. Completing the internal accommodation is a three-piece family bathroom, fitted with a bath incorporating an overhead shower, wash basin, and WC.

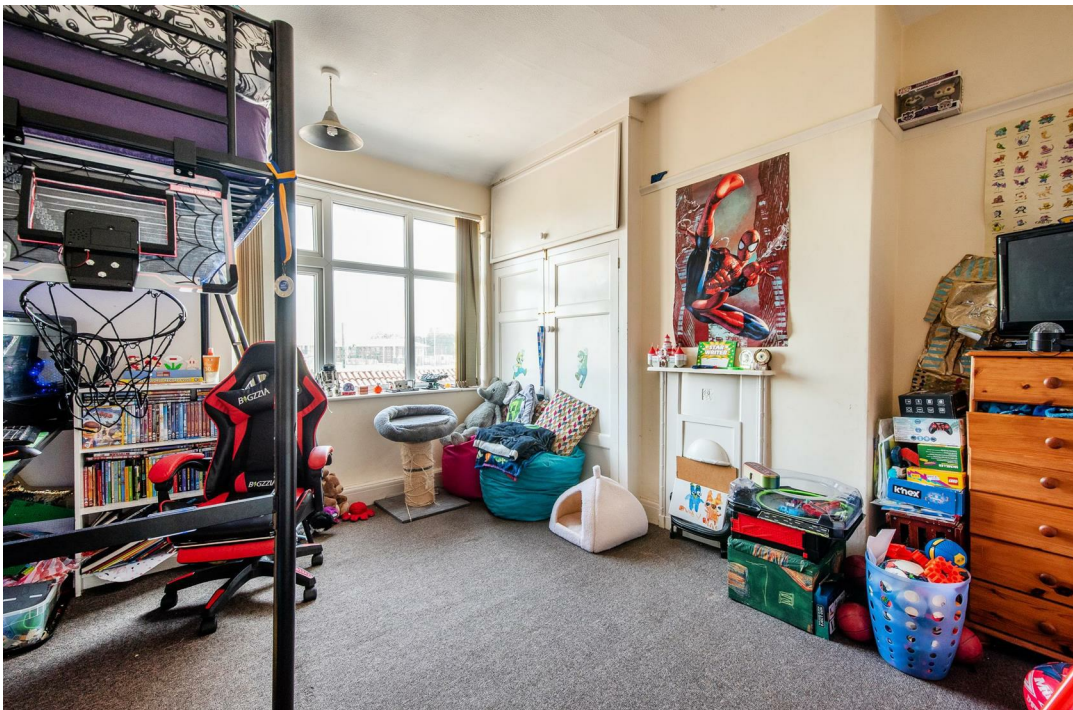
The property also benefits from a fully boarded loft complete with lighting and a pull-down ladder, creating an excellent and easily accessible storage area.

Externally, the property benefits from ample on-street parking to the front and side. To the rear is a private, low-maintenance enclosed yard, featuring a spacious paved patio alongside a raised, sheltered decking area, providing the perfect setting for outdoor dining, relaxing, or entertaining guests.

Overall, this delightful home offers an excellent opportunity to acquire a characterful property in a highly convenient location, with fantastic potential to modernise and create a wonderful family home. Early viewing is highly recommended.







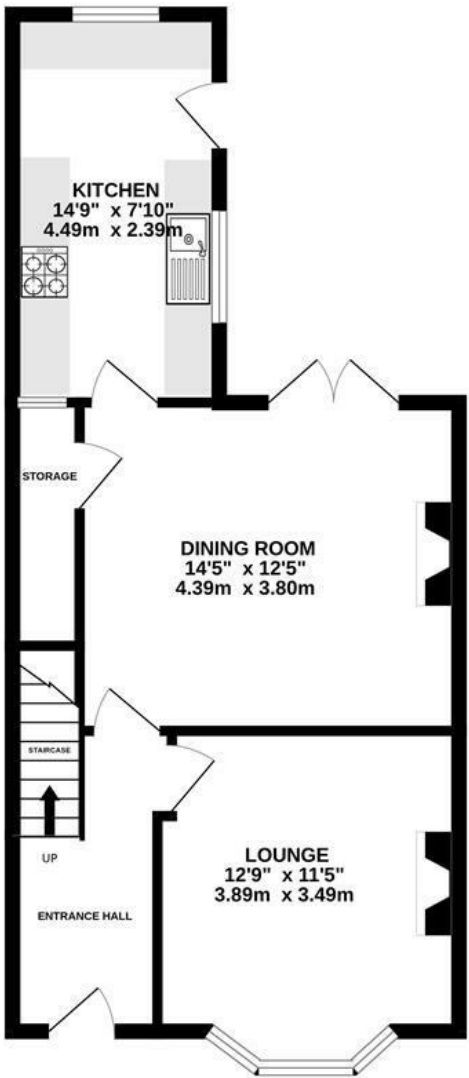




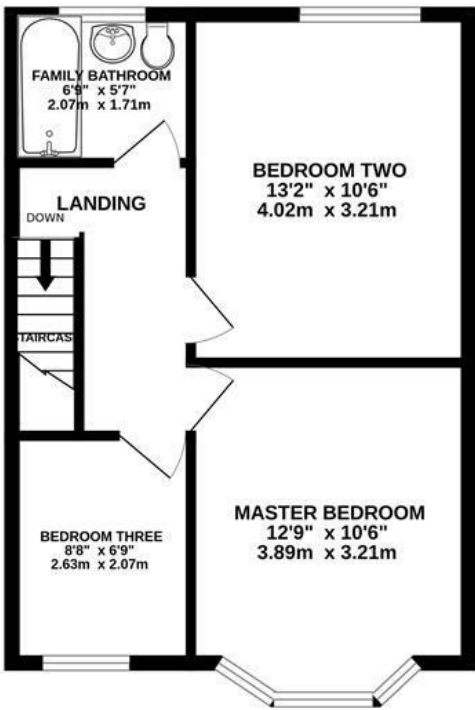


BEN ROSE

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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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		
	68	75
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 	

