BEN ROSE



Wentwood Crescent, Leyland £195,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom end-terrace home, situated in a sought-after residential area of Clayton-Le-Woods, Lancashire. Ideal for first time buyers, couples and families alike, the property enjoys a convenient location within easy reach of Leyland town centre and its excellent range of local shops, schools, and amenities. It also benefits from superb transport links, with easy access to the M6, M61, and M65 motorways, providing excellent connections to Preston, Bolton, Manchester, and the wider North West. Leyland train station is also nearby, making this an ideal choice for commuters. The property also benefits from close proximity to Cuerden Valley Park, providing picturesque walking routes and open green spaces right on the doorstep.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient W.C. is located along with a useful utility cupboard and the staircase to the upper level. To the left, you will enter the contemporary kitchen/diner. The fitted kitchen offers ample wall and base units with integrated appliances including a fridge, freezer, oven, hob, and dishwasher. The dining area provides ample space for a family dining table and enjoys a large window overlooking the front aspect, allowing plenty of natural light. Continuing through the home, you will enter the spacious lounge at the rear, which offers comfortable living accommodation and benefits from sliding patio doors opening directly onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a modern en-suite shower room. A contemporary three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the front of the property boasts a private driveway providing off-road parking for two vehicles, along with the added benefit of an EV charging point.

To the rear is a beautifully maintained south-facing garden, featuring a low-maintenance flagged patio and artificial lawn, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.

Please Note: This property is being sold under a Discount to Market Value Scheme and is offered at 20% below its open market value. The 20% discount will remain with the property on future resales. Purchasers must meet the eligibility requirements set by the local authority, and any purchase is subject to council approval. https://chorley.gov.uk/planning-policy/low-cost-home-ownership-scheme-guide-prospective-purchasers

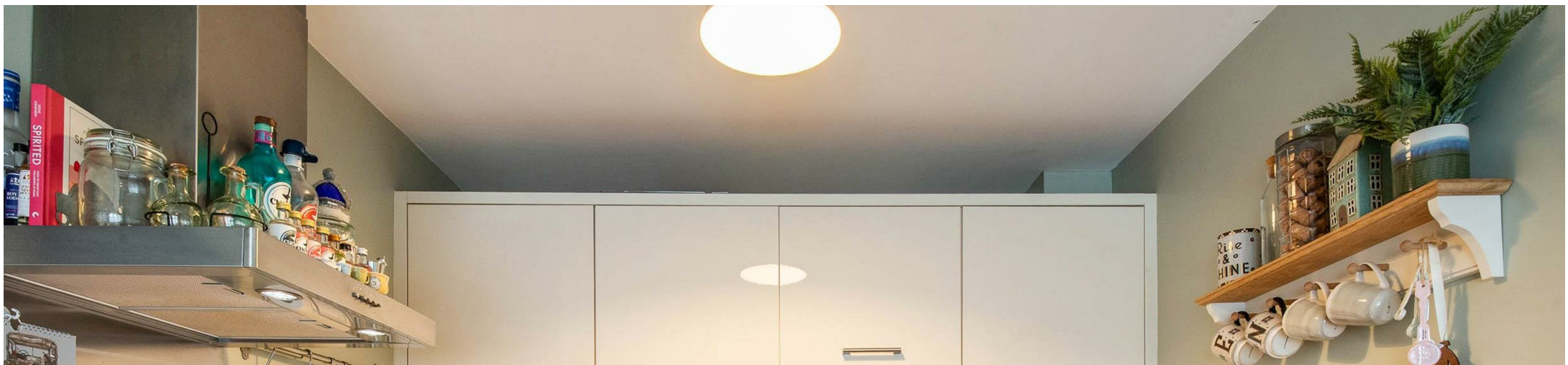




T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB
















"DOUBT KILLS MORE
DREAMS THAN
FAILURE EVER WILL"













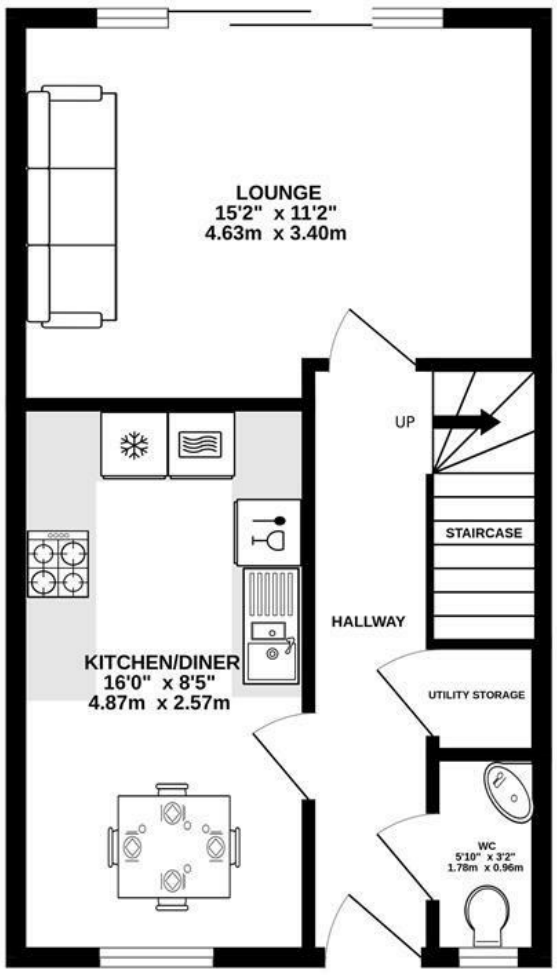


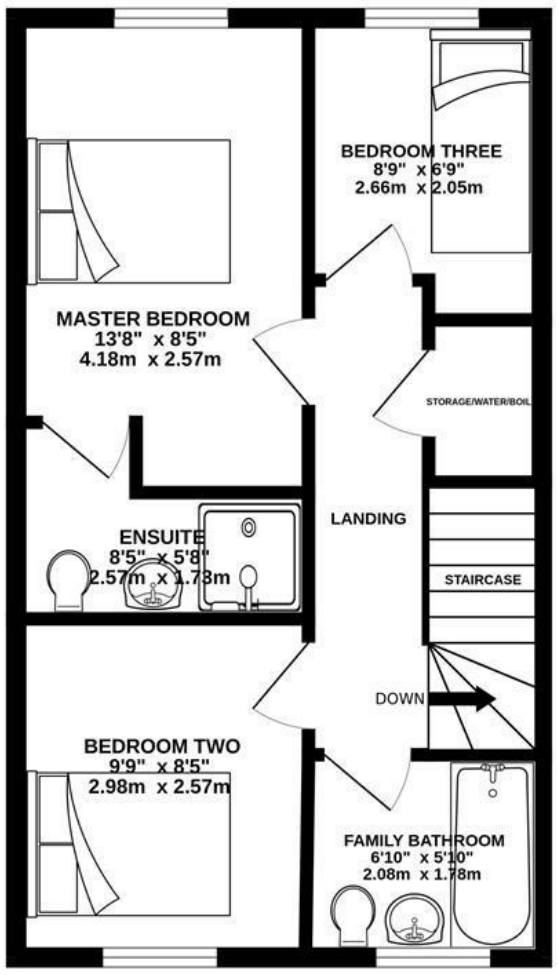
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GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.

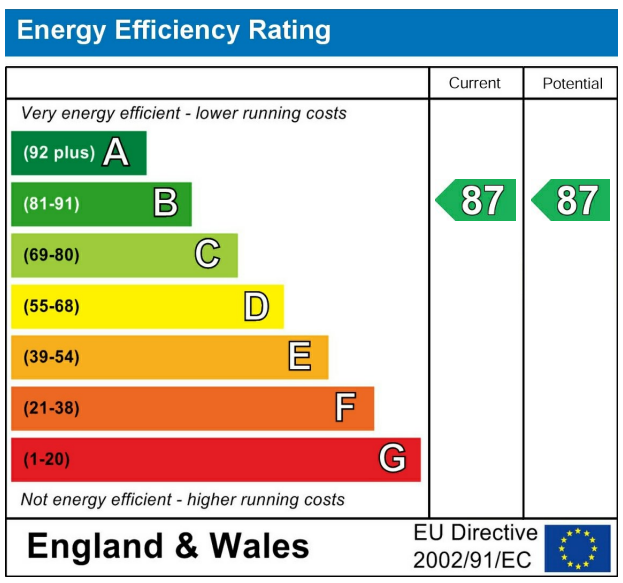


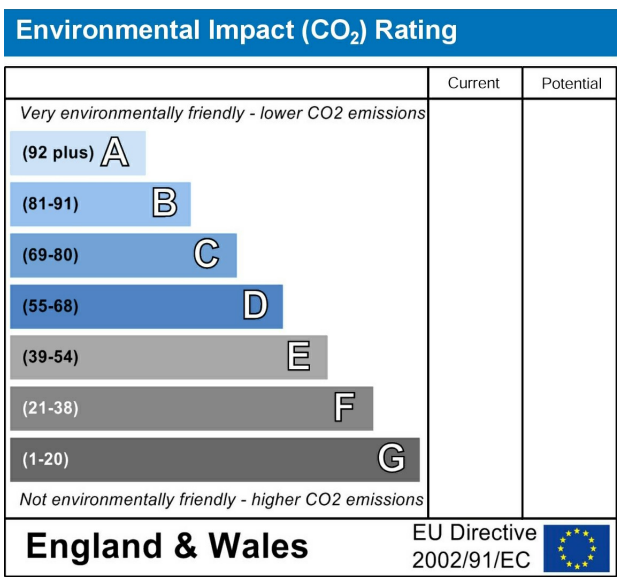


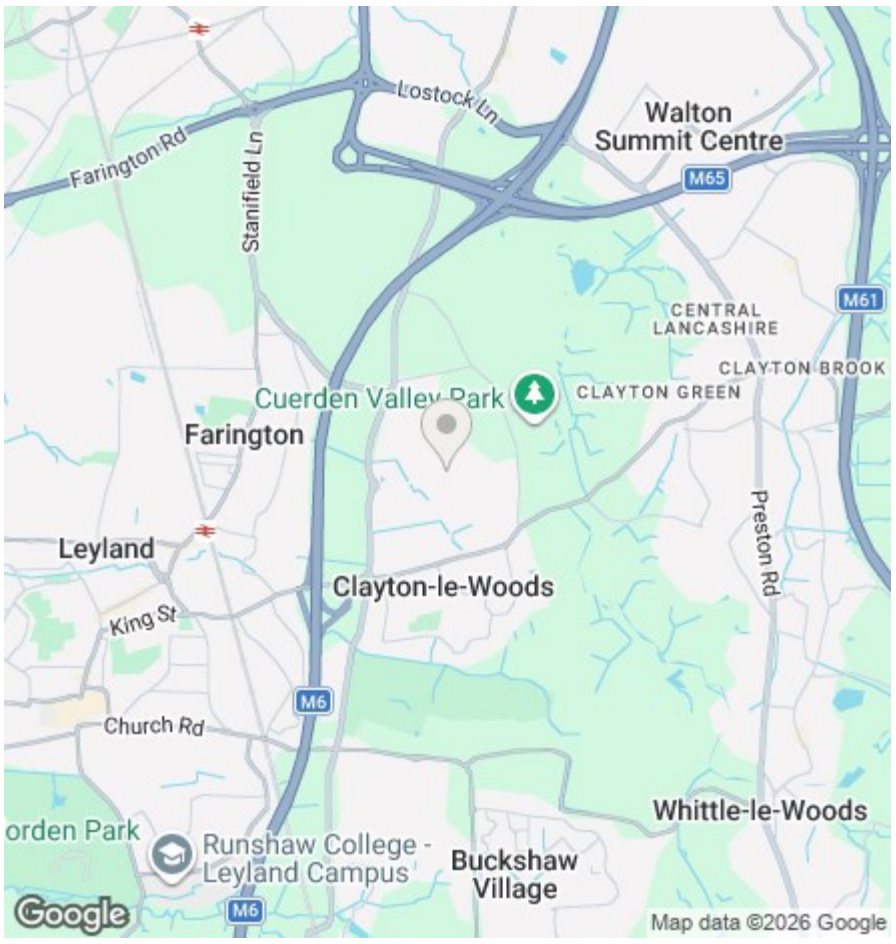
TOTAL FLOOR AREA : 824sq.ft. (76.6 sq.m.) approx.

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.







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