



Western Drive, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this thoughtfully extended two-bedroom semi-detached bungalow, situated in a peaceful residential area of Leyland. Ideal for couples, small families, or those looking for spacious single-storey living, this well-presented home enjoys a tranquil setting with the River Lostock meandering along the rear boundary, creating a beautiful natural backdrop. The property is conveniently located just a short drive from Leyland town centre, where you'll find a wide range of shops, cafés, restaurants, and everyday amenities. Excellent transport links are also close by, including Leyland train station, regular local bus routes, and easy access to the M6 and M61 motorways, making commuting to Preston, Chorley, and surrounding areas straightforward.

Stepping inside, you are welcomed by a central entrance hall which provides access to the majority of the accommodation. Positioned at the front of the home is the spacious master bedroom, benefiting from a large front-facing window that fills the room with natural light. Continuing through the property, you'll find the second bedroom alongside the stylish family bathroom, which features contemporary fixtures and fittings along with an over-the-bath shower.

To the rear, the modern kitchen is fitted with a range of wall and base units, ambient spotlighting and provides direct access into the impressive lounge/diner. This generous living space offers ample room for a large sofa suite and dining table, while a feature fireplace creates a cosy focal point. Dual aspect windows and patio doors flood the room with light and provide attractive views over, and direct access to, the rear garden.

To the front of the property is the garage, which has been partially converted to provide a practical utility area while retaining useful storage space.

Externally, the home benefits from a private driveway providing off-road parking for up to two vehicles, along with external access to the garage. The south-west facing rear garden is a particular highlight, offering a generous and secluded outdoor space that backs directly onto mature woodland and the River Lostock, creating a rare sense of privacy and a wonderful natural outlook. The garden is beautifully established with mature trees, shrubs, and wildflowers, and also features a patio seating area, a well-maintained lawn, and a garden shed positioned at the rear.

This delightful home presents an excellent opportunity for anyone seeking a spacious, well-maintained bungalow in a quiet yet highly convenient location, with the added benefit of stunning natural surroundings right on the doorstep.







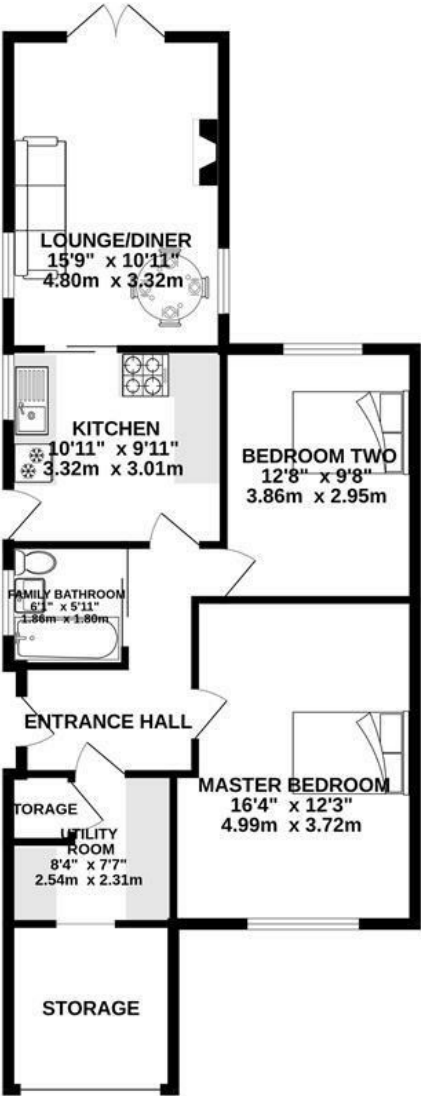






BEN ROSE

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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		
	66	74
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	

