



Larchwood Crescent, Leyland

Offers Over £185,000

Ben Rose Estate Agents are pleased to present to market this charming three/four bedroom, semi-detached home located in a sought-after area of Leyland. Ideal for first-time buyers, this well-presented property offers versatile living spaces, including a converted annex, making it perfect for those looking for extra room to work from home or accommodate guests. Positioned in a popular residential area, the home benefits from excellent travel links, with Leyland train station just a short drive away, as well as convenient access to local bus routes. The M6 and M61 motorways are also easily reachable, ideal for commuters travelling to Preston, Chorley or Manchester. A wide range of local amenities including schools, supermarkets, parks, and leisure facilities are all close by, making this an excellent choice for families and professionals alike.

As you enter the home through the front door, you're welcomed into a bright and spacious front lounge that serves as the heart of the home. Featuring a fireplace and an open staircase to the first floor, this room offers a cosy and inviting space for relaxing or entertaining. Moving through to the rear, the kitchen/diner provides ample space for both cooking and dining, with room for a dining table and views out to the garden. From here, sliding doors lead into the conservatory — a wonderful additional reception space that's bathed in natural light and ideal for use as a playroom, home office, or second sitting area. The conservatory also provides access to the rear garden, driveway, and the annex.

Upstairs, the home offers three good sized bedrooms, each filled with natural light and well-suited for both family living and guests. Completing the first floor is a three-piece family bathroom fitted with an over-the-bath shower, offering both practicality and comfort. The layout has been thoughtfully designed to cater to modern living, while still offering the opportunity for personalisation.

Externally, the front of the home features a private driveway with space for one vehicle, while the low-maintenance frontage enhances kerb appeal. To the rear, the enclosed garden includes a patio area, perfect for outdoor dining in the warmer months, along with a lawn ideal for children or pets to enjoy. The property also benefits from a converted annex at the rear — a flexible space that could serve as a home office, gym, guest room, or additional reception area, with its own access to the garden.

This wonderful home combines a flexible interior layout with a desirable location and outdoor space, making it a perfect first step onto the property ladder in the thriving town of Leyland.







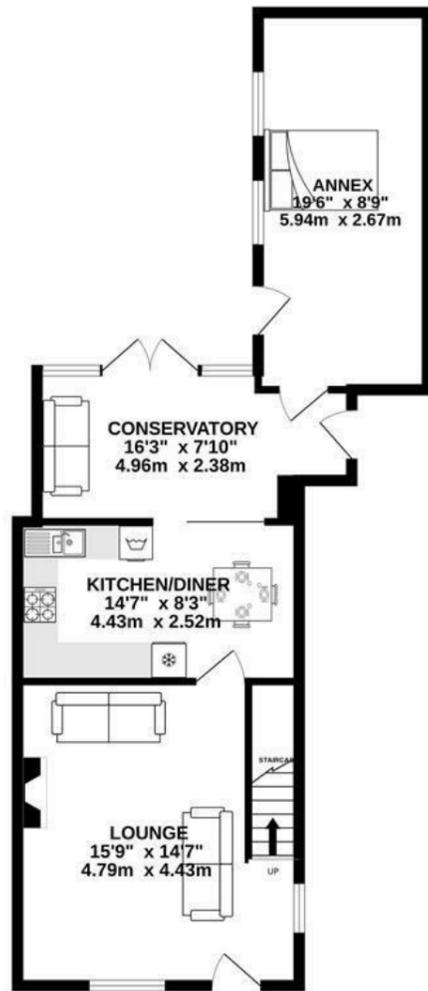






BEN ROSE

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

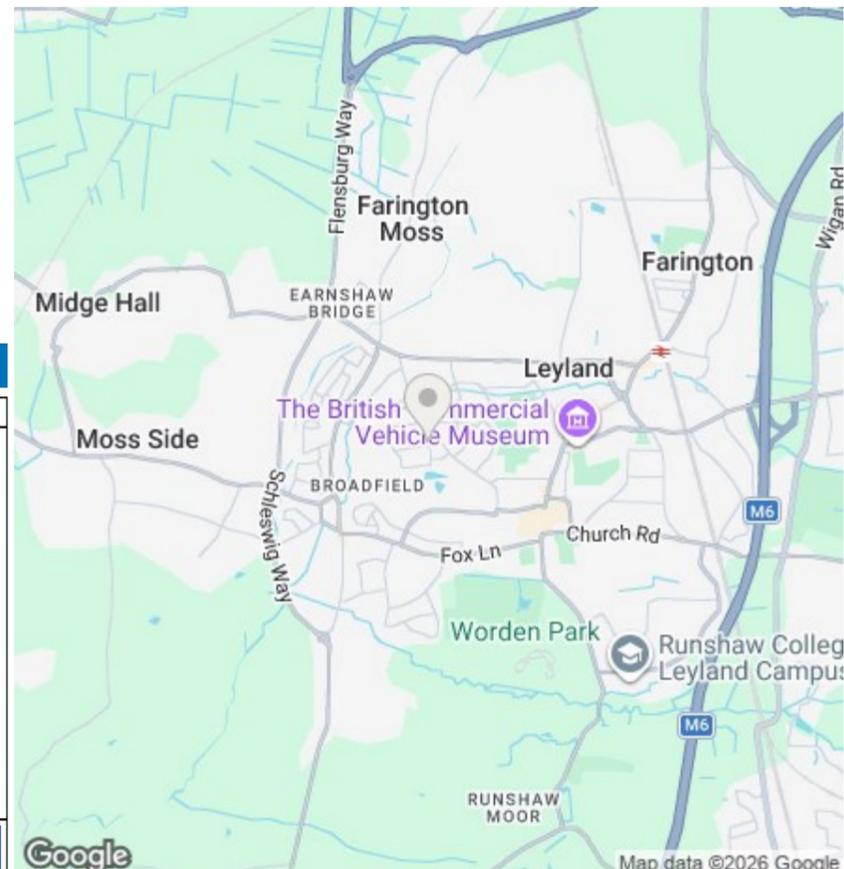


TOTAL FLOOR AREA: 978 sq.ft. (90.9 sq.m.) approx.

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 errors, 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		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(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	