



## Long Close, Leyland

**Offers In The Region Of £285,000**

Ben Rose Estate Agents are pleased to present to market this deceptively spacious, five-bedroom detached property, located within a highly sought-after residential area of Leyland. Nestled on a quiet cul-de-sac, this extended family home offers a peaceful setting while remaining ideally positioned for access to the M6 and M61 motorways—perfect for commuting to major Northwest towns and cities. The property is within walking distance of two well-regarded primary schools and just a short bus ride from the local high school. Additionally, a nearby Church of England church—attached to a primary school—is only a short walk away. Situated close to the stunning Lancashire countryside, local supermarkets, and a host of everyday amenities, this home is ideally suited for growing families.

Stepping into the property through the welcoming entrance porch, you are greeted by the spacious lounge, which features an open staircase to the upper level and a charming log burner fireplace. From here, you move into the modern kitchen/breakfast room, fitted with integrated fridge and dishwasher and a wall-to-wall breakfast bar ideal for casual dining. Just off the kitchen is a convenient utility room, offering additional storage and space for freestanding appliances. The utility leads through to the versatile family room/fifth bedroom, which overlooks the garden. This room would make an ideal office, second sitting room, or an additional bedroom, depending on your needs. Returning through the kitchen, you enter the spacious dining room—an inviting, light-filled space with ample room for a large family dining table and double patio doors that open out to the garden. Completing the ground floor is bedroom four, which features its own en-suite bathroom, including a luxurious Jacuzzi bath.

Upstairs, you'll find three further well-proportioned bedrooms. The master bedroom benefits from fitted storage, while a modern three-piece shower room completes the upper level.

Externally, the property boasts a well-maintained front garden and a private driveway providing off-road parking. To the rear, the generously sized, south-facing garden is perfect for entertaining. Highlights include an enclosed pergola area with a pull-down screen for projecting outdoor movies, a flagged patio, wooden decking area, and a neatly laid lawn—offering something for everyone.

Early viewing is highly recommended to avoid disappointment.



BEN  ROSE



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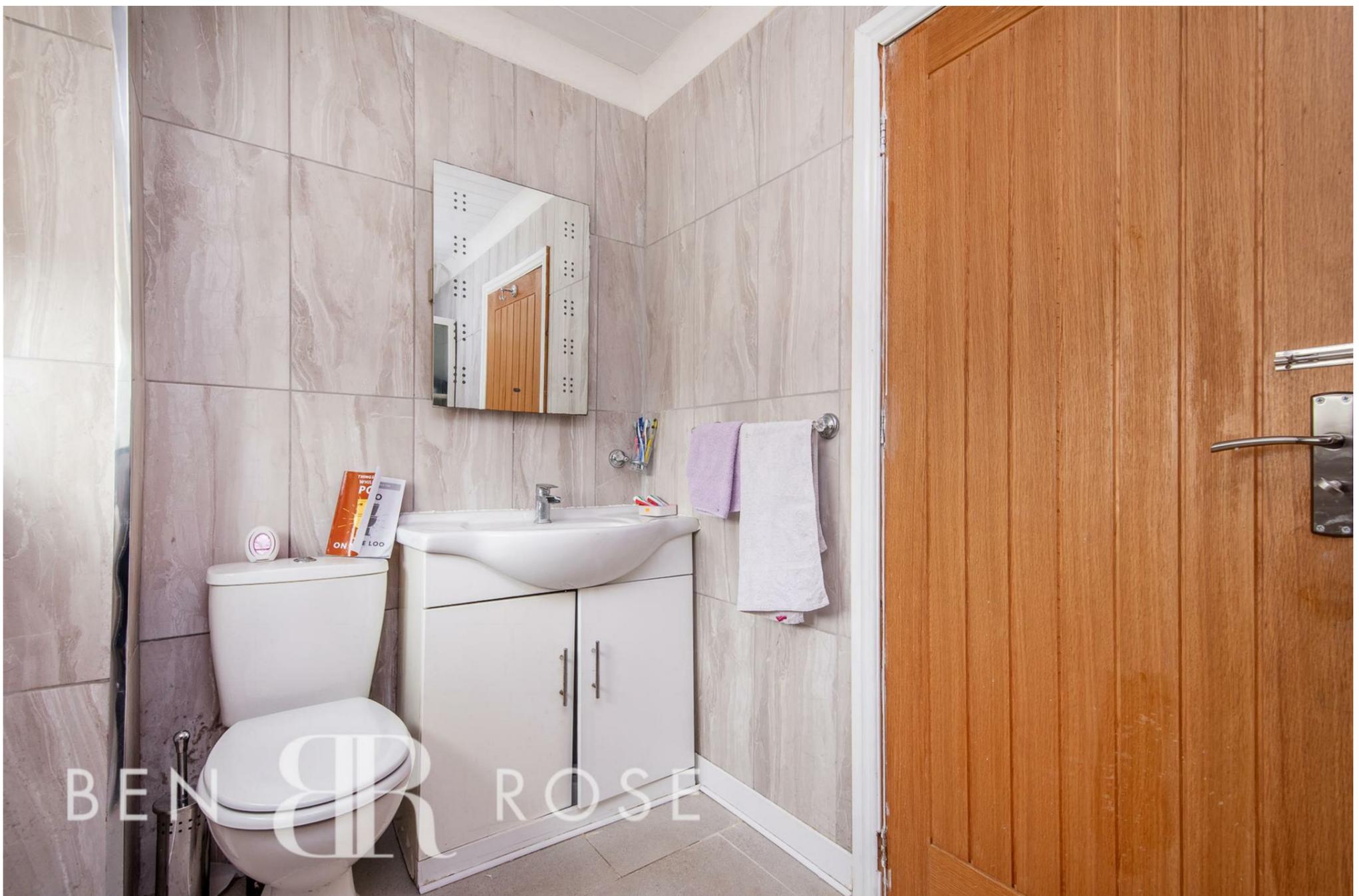








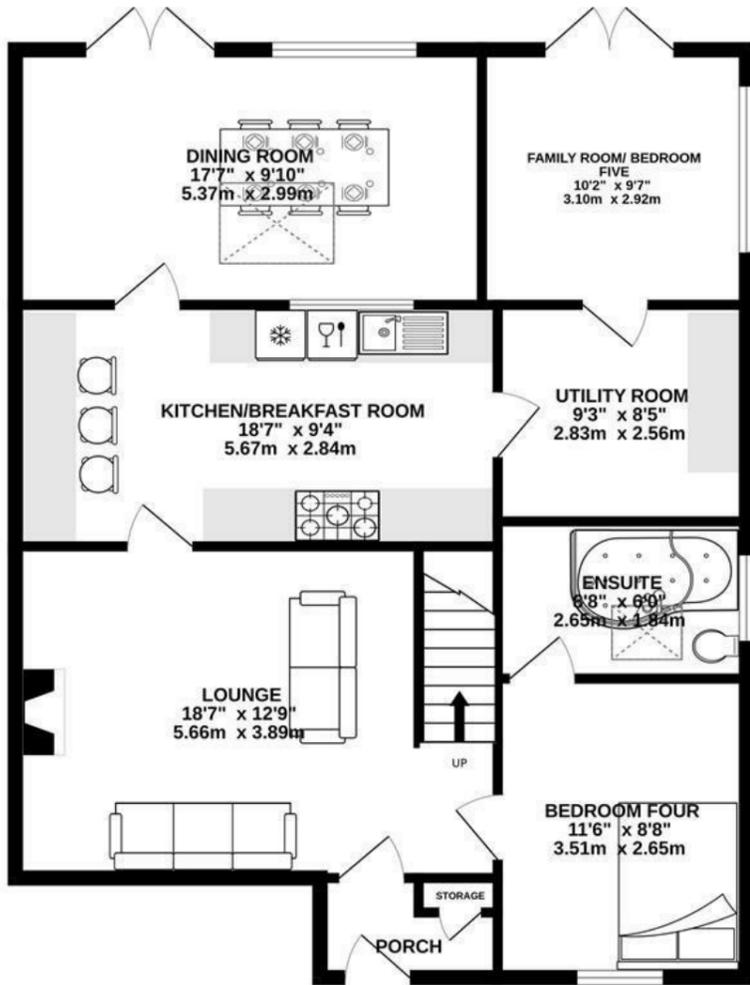




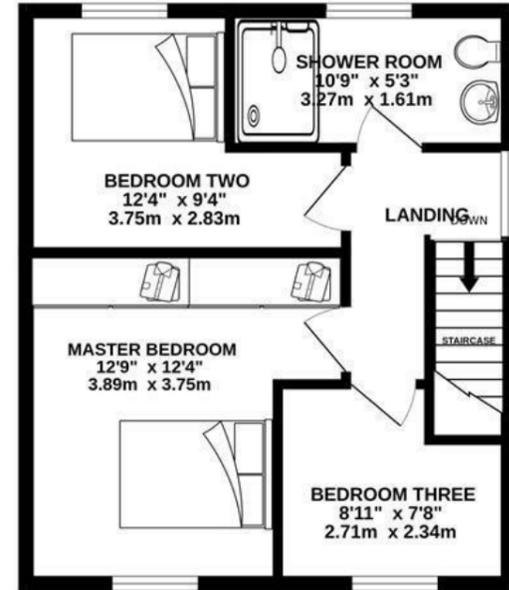


# BEN ROSE

GROUND FLOOR  
955 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

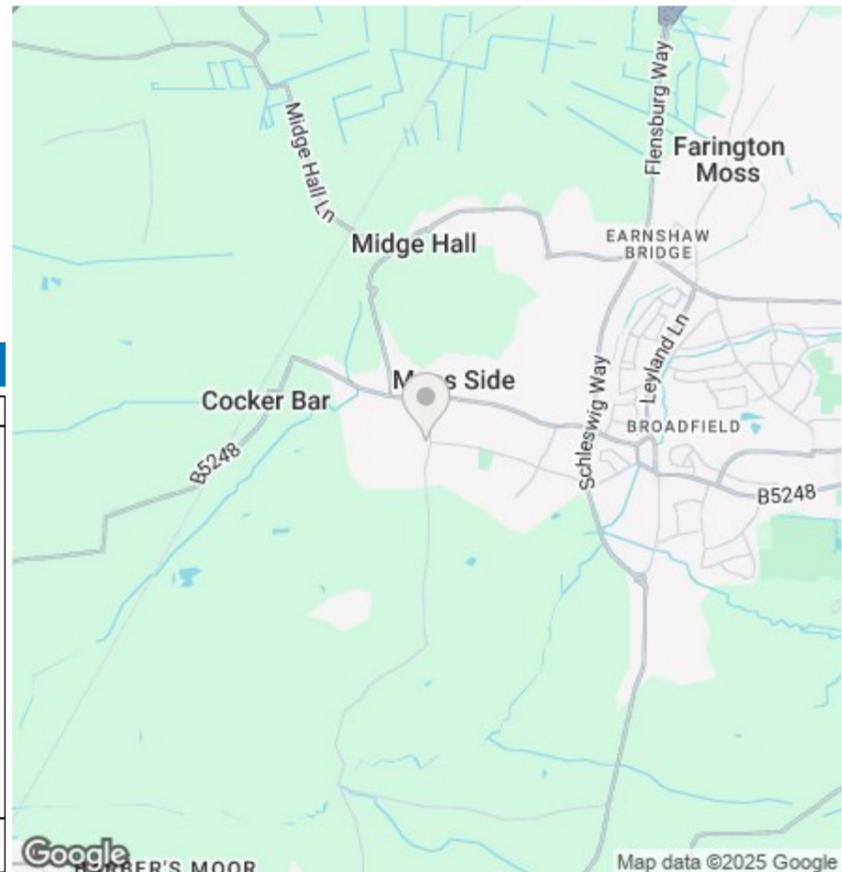


TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	