BEN ROSE



Queensway, Leyland

Offers Over £150,000

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom end terrace home, offering generous outdoor space, a spacious interior and excellent potential for family living. Situated in the popular town of Leyland, the property benefits from a convenient location with a wealth of everyday amenities, well-regarded schools, shops and leisure facilities all within easy reach. Leyland town centre provides a variety of supermarkets, independent retailers, cafés and restaurants, whilst the popular Worden Park offers an excellent setting for family days out, walks and outdoor activities. The area is particularly well suited to commuters, with Leyland railway station providing regular services to Preston, Manchester and beyond, alongside convenient bus links to surrounding towns. For those travelling by car, the nearby M6, M61 and M65 motorway networks provide excellent connections across Lancashire and the wider North West, with Preston and Chorley both easily accessible. Combining a practical family layout with an impressive amount of outdoor space, this is a home that offers plenty to appeal to a range of buyers.

Entering the property, you are welcomed into a bright and airy reception hall, with the staircase positioned off and access leading through to the principal ground floor accommodation. To the left is the spacious lounge, which enjoys an attractive finish with wood-effect tiled flooring, a large front-facing window allowing plenty of natural light to fill the room and a decorative coved ceiling. A particular focal point is the charming inglenook fireplace, complete with an exposed timber beam and cast iron dual-fuel log burner, creating a lovely feature for cosy evenings. Glazed double doors at the rear lead through into the conservatory, providing an additional reception space overlooking the garden. Continuing through, the conservatory benefits from matching wood-effect tiled flooring, uPVC ceiling cladding and further glazed double doors opening directly onto the rear patio, making it an ideal spot to relax and enjoy the garden throughout the year. Positioned straight ahead from the hallway is the fitted kitchen, which offers a modern range of units, integrated appliances and useful understairs storage, alongside a rear-facing window and tiled flooring. Completing the ground floor is the separate utility room, conveniently accessed from the hallway and featuring a side-facing window and an external door providing direct access to the side of the property.

Moving upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a particularly spacious room, benefiting from dual-aspect windows comprising a large side-facing window and a smaller front-facing window, allowing for plenty of natural light throughout the day. Integrated wardrobes with sliding doors provide convenient storage, whilst a useful alcove in the far-right corner offers further flexibility for furniture placement. Bedroom two is a comfortable double room positioned to the front of the property, whilst bedroom three is another double-sized room overlooking the rear garden and also benefits from a useful alcove in the far-right corner. Serving all three bedrooms is the fully tiled three-piece family bathroom, finished with wood-effect tiled flooring and comprising a bath with shower screen and overhead shower.

Externally, to the front of the property is a generous paved hardstanding providing ample off-road parking for multiple vehicles, making it particularly practical for families with more than one car. The frontage is complemented by established greenery, with a grouping of bushes and shrubs positioned in the front-left corner and a raised planted border running along the right-hand boundary. Gated access to the far-right corner leads down the side of the property and provides a convenient route through to the rear. To the back is a particularly generous and private paved garden, thoughtfully divided into two distinct sections, offering plenty of space for outdoor entertaining, relaxation and enjoying time with family and friends. The first section features an attractive large fish pond, complemented by a raised border of established bushes and shrubs along the right-hand boundary. A small metal shed is positioned in the rear-left corner, providing housing for the pond's pumps and filtration equipment. Beyond this, a further section of garden is screened by fencing adorned with climbing plants, creating a more secluded area that can be accessed through an opening at the right-hand end. This additional space also houses a metal garden shed, providing useful external storage. Overall, this is a fantastic opportunity to acquire a well-proportioned family home in a convenient Leyland location, with three double bedrooms, versatile living accommodation, ample off-road parking and a notably spacious, private rear garden.





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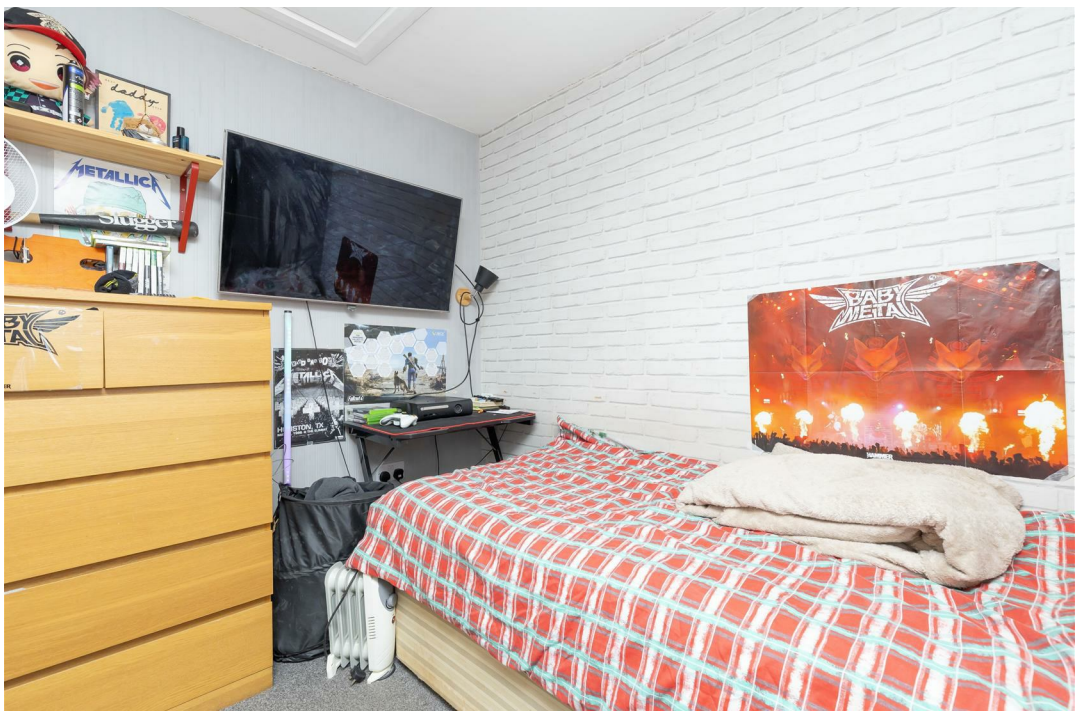





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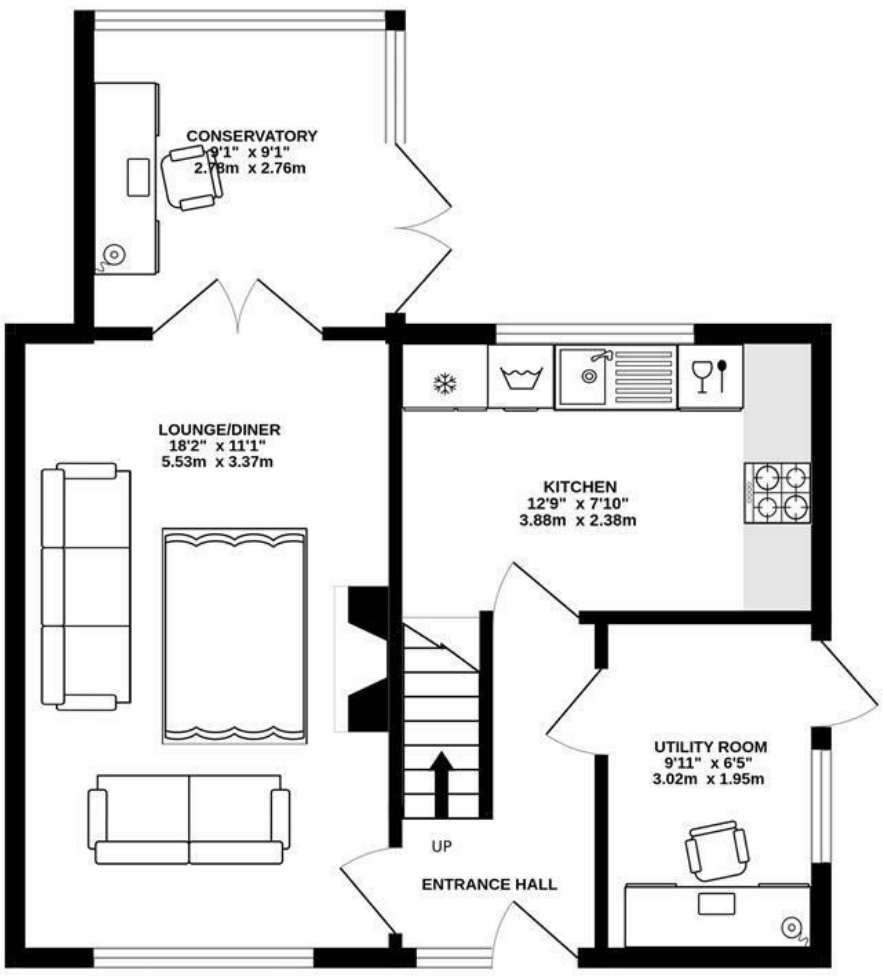
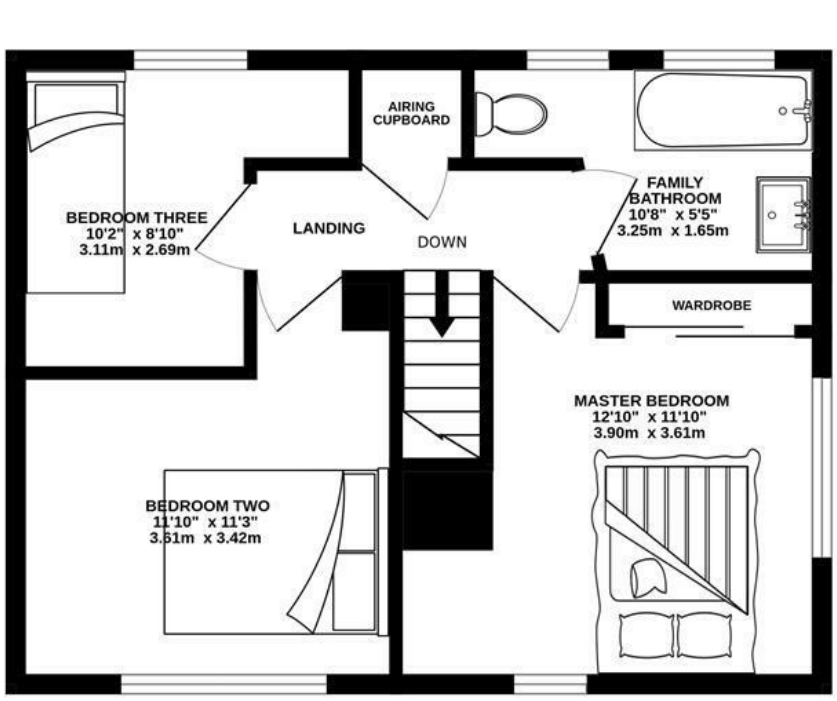
GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.





TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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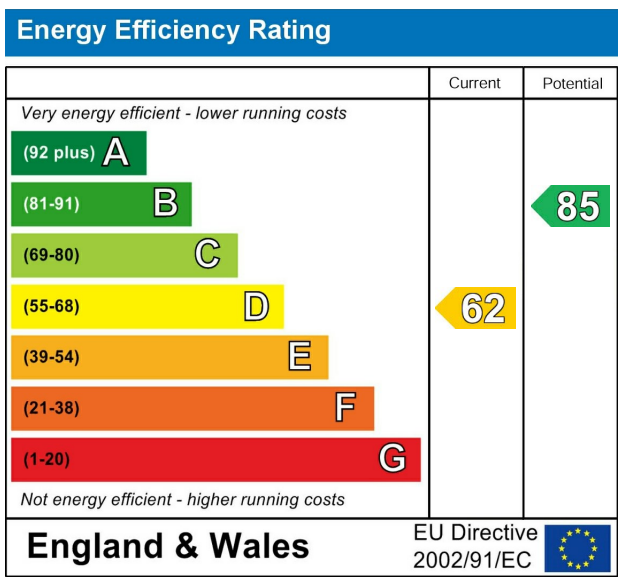
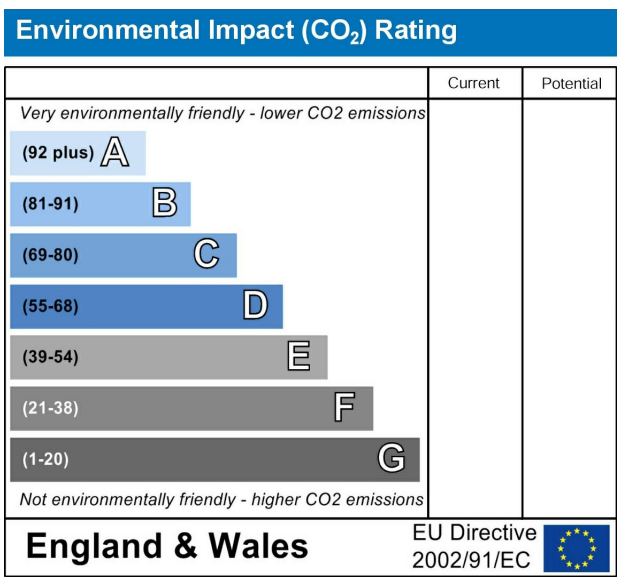
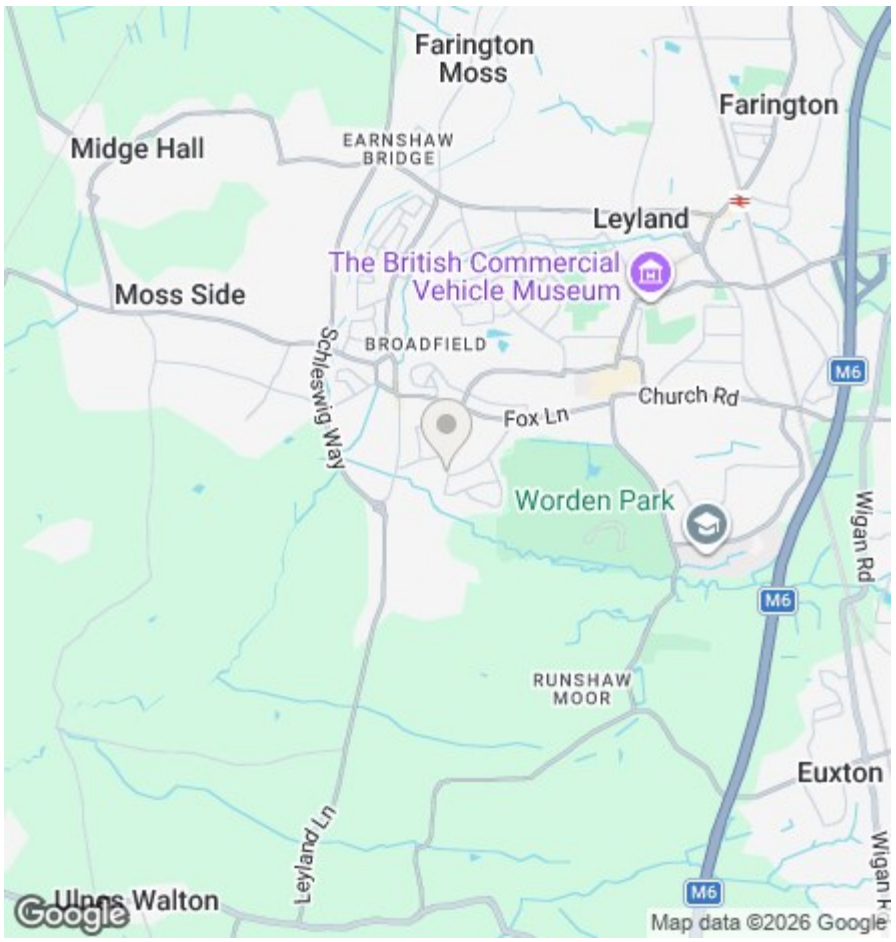
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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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