



## St. Annes Road, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom semi-detached bungalow, located in a quiet and much sought-after area of Leyland. This immaculate property is the perfect choice for couples, small families, or those looking to downsize without compromising on space or quality. The home is ideally positioned close to Leyland town centre, offering a superb range of local shops, cafés, and amenities. Excellent travel connections are nearby, with Leyland train station and the M6 and M61 motorways providing easy access to Preston, Chorley, and Manchester. The property is also within walking distance of two highly regarded primary schools, making it a fantastic location for families.

Internally, the property opens into a bright and welcoming hallway that flows through to all main living areas. The spacious lounge is presented in immaculate condition, featuring a large front-facing window that fills the room with natural light, creating a warm and inviting space to relax. The modern kitchen is a real highlight of the home – well laid out and equipped with contemporary cabinetry and integrated appliances, including a fridge freezer, washer, dryer, dishwasher, gas hob, and oven. The kitchen enjoys lovely views over the rear garden, offering a pleasant outlook while cooking or entertaining.

There are three well-proportioned bedrooms, including a generous master bedroom that overlooks the rear garden, providing a peaceful retreat. The second bedroom is also a comfortable double, while the third is currently used as a home office – ideal for remote working or as a guest room. Completing the interior is a stylish and modern shower room with a sleek finish, adding to the property's move-in-ready appeal. The property also benefits from a partially boarded loft for extra storage solutions.

Externally, the property continues to impress. To the front is a low-maintenance garden with decorative stone and a flagged driveway offering off-road parking for two vehicles. The rear garden is particularly spacious and beautifully presented, featuring a raised artificial lawn and a decked seating area – perfect for outdoor dining or relaxing in the sunshine. A detached garage with power provides additional storage or workspace potential.

This charming bungalow offers immaculate, ready-to-move-into living in a peaceful and well-connected part of Leyland – an ideal home for those seeking comfort, practicality, and a desirable location.



























# BEN ROSE


GROUND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 