



## Glover Close, Leyland

**Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom mid-terrace property, ideal for first-time buyers looking to get onto the property ladder. This charming home offers generous living space across two floors and is situated in a popular residential area just a short distance from Leyland town centre. Residents will benefit from amenities nearby including supermarkets, shops, well-regarded schools, and leisure facilities, all just a short drive away. The property also enjoys excellent travel links, with Leyland and Croston train stations within distance, providing direct routes to Preston, Manchester and beyond. For those commuting by car, the M6, M61 and M65 motorways are all easily accessible, while nearby towns such as Chorley, Preston, and Bamber Bridge offer additional shopping and entertainment options.

As you step through the front porch, you're welcomed into a well-appointed reception hall that provides access to the main living areas of the home. The kitchen/diner is located towards the front of the property and offers ample worktop and storage space, making it perfect for both everyday use and entertaining. Towards the rear of the home, you'll find a spacious and inviting lounge, complete with a feature fireplace and a striking floor-to-ceiling window that floods the room with natural light while offering pleasant views over the rear garden. The ground floor also benefits from plenty of built-in storage, helping to keep the living areas neat and clutter-free.

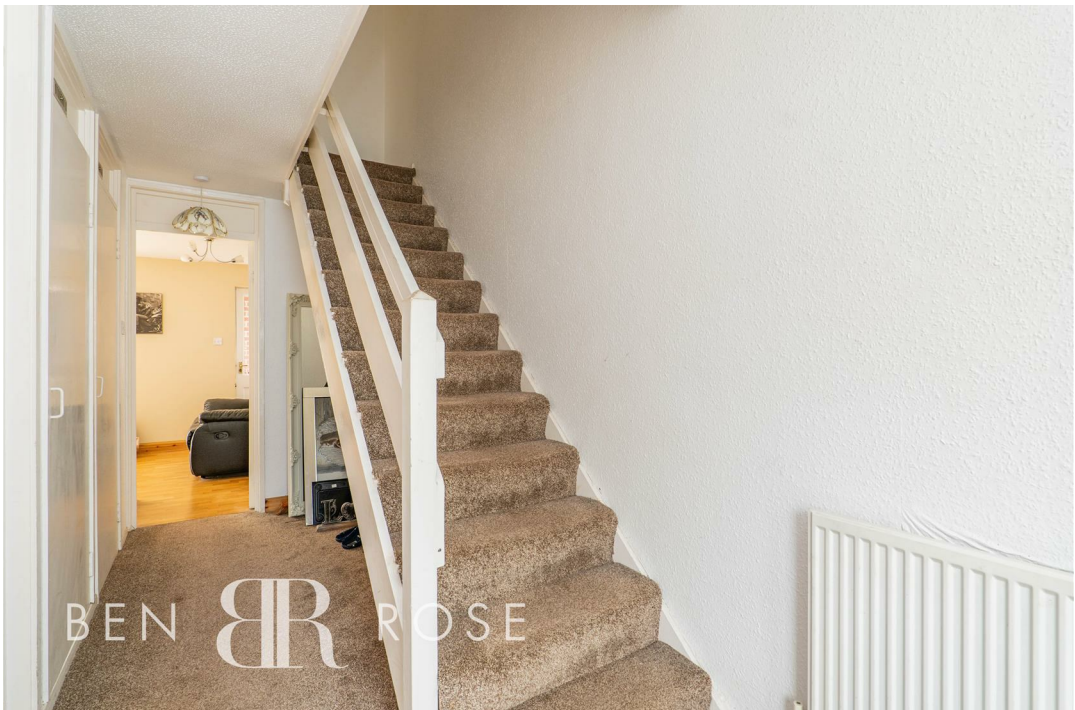
Moving upstairs, the first floor hosts three generously sized double bedrooms, each well-proportioned and offering versatility to suit a range of needs—whether as sleeping quarters, a home office, or guest rooms. The four-piece family bathroom includes a bath, separate shower, WC and wash basin, catering perfectly to the demands of family life or visiting guests.

Externally, the property offers on-road parking to the front. To the rear, a good-sized garden awaits, mainly laid to lawn and offering plenty of space for children to play or for hosting summer gatherings. The garden also benefits from a practical brick outbuilding, ideal for storage or use as a small workshop.

This lovely home combines practicality, space and location, making it a fantastic opportunity for first-time buyers seeking a comfortable and well-connected home in Leyland.







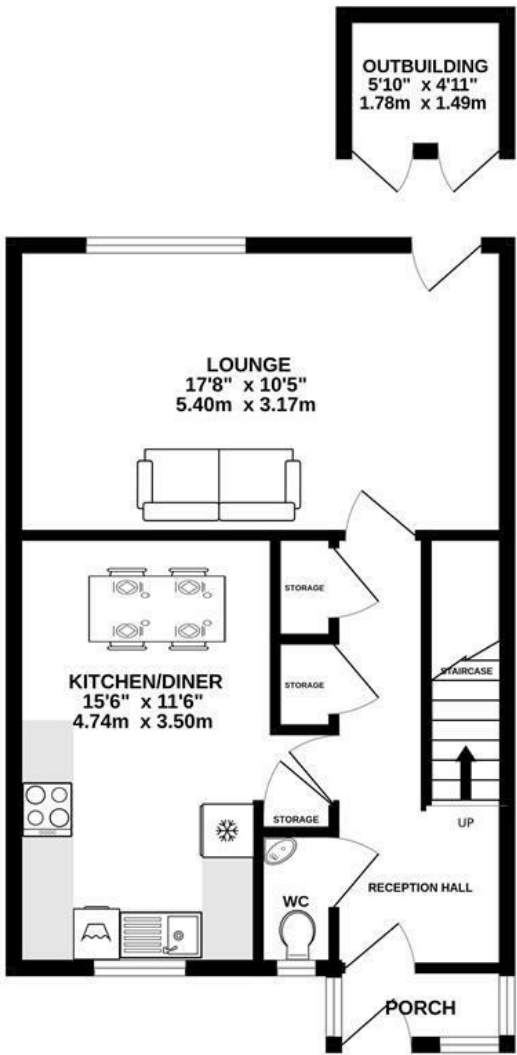




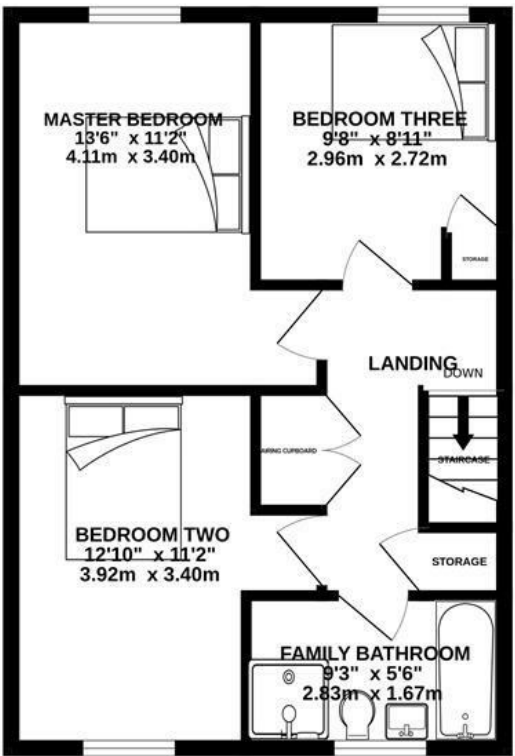


# BEN ROSE

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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		
	70	78
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	

