



Whernside Way, Leyland

Offers Over £265,000

Ben Rose Estate Agents are pleased to present to market this well-presented four bedroom detached family home, occupying an enviable corner plot in a popular residential area of Leyland, Lancashire. Offering generous living space throughout, this property is ideally suited to growing families looking for a comfortable and versatile home. The location is particularly convenient, with a range of local shops, supermarkets, schools and leisure facilities all within easy reach. Leyland Train Station provides direct links to Preston, Manchester and beyond, while excellent road connections via the M6, M61 and M65 make commuting straightforward. Nearby locations such as Chorley and Preston offer further amenities, shopping and entertainment options, making this a highly desirable place to settle.

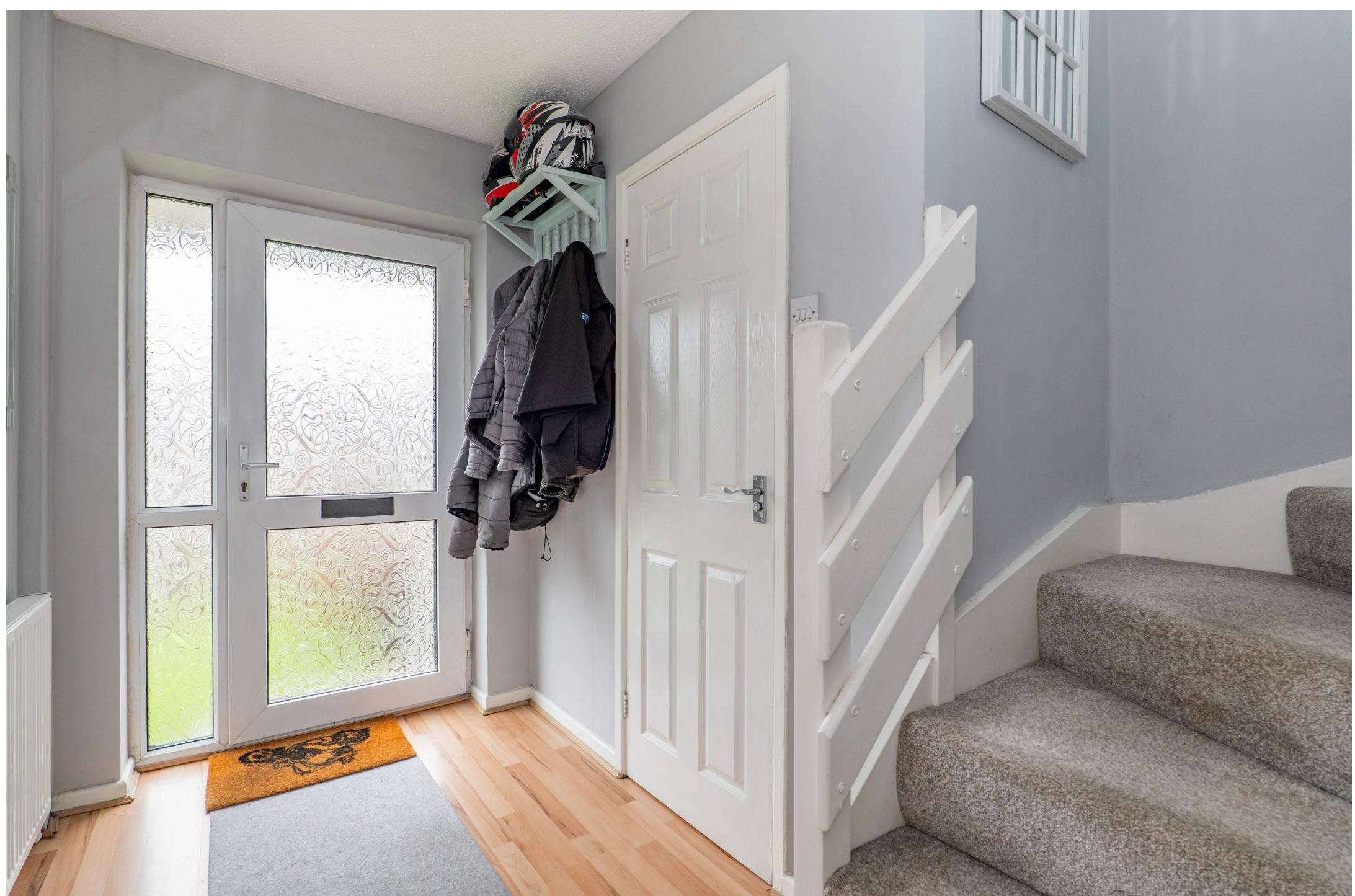
Entering the property, you are welcomed into a bright reception hall which provides access to the staircase, a convenient ground floor WC and useful under-stairs storage. To the front of the home is a spacious lounge, enhanced by a large front-facing window that fills the room with natural light, creating a warm and inviting space for relaxing. Moving towards the rear, the home opens into a well-designed open-plan kitchen and dining area. The kitchen features an integrated oven, ample worktop space and plentiful storage, while the dining area comfortably accommodates a family dining table and offers access to the garden. This space is further enhanced by bi-folding doors that lead into the conservatory, creating a seamless flow between indoor and outdoor living and providing an additional versatile reception space.

Ascending to the first floor, the property offers four well-proportioned bedrooms, making it ideal for family living. The master bedroom and bedroom two both benefit from fitted wardrobes, providing practical storage solutions. The remaining bedrooms are versatile and can easily be adapted as children's rooms, guest accommodation or a home office. Completing this floor is a three-piece family bathroom, featuring a bath with an over-the-bath shower, serving all bedrooms comfortably.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for up to two vehicles and leads to the single detached garage, offering additional storage or secure parking. The home also has a lovely front lawn that creates an attractive approach. The corner plot position enhances the sense of space and privacy. To the rear, there is an enclosed and private garden, thoughtfully laid out to suit both relaxation and entertaining. Two decked patio areas are positioned to make the most of the garden, one close to the house and another at the top of the garden looking back towards the home, both benefiting from outdoor sockets for added convenience alongside a good-sized lawn.

This attractive outdoor space perfectly complements the interior, making this a superb family home in a sought-after Leyland location.



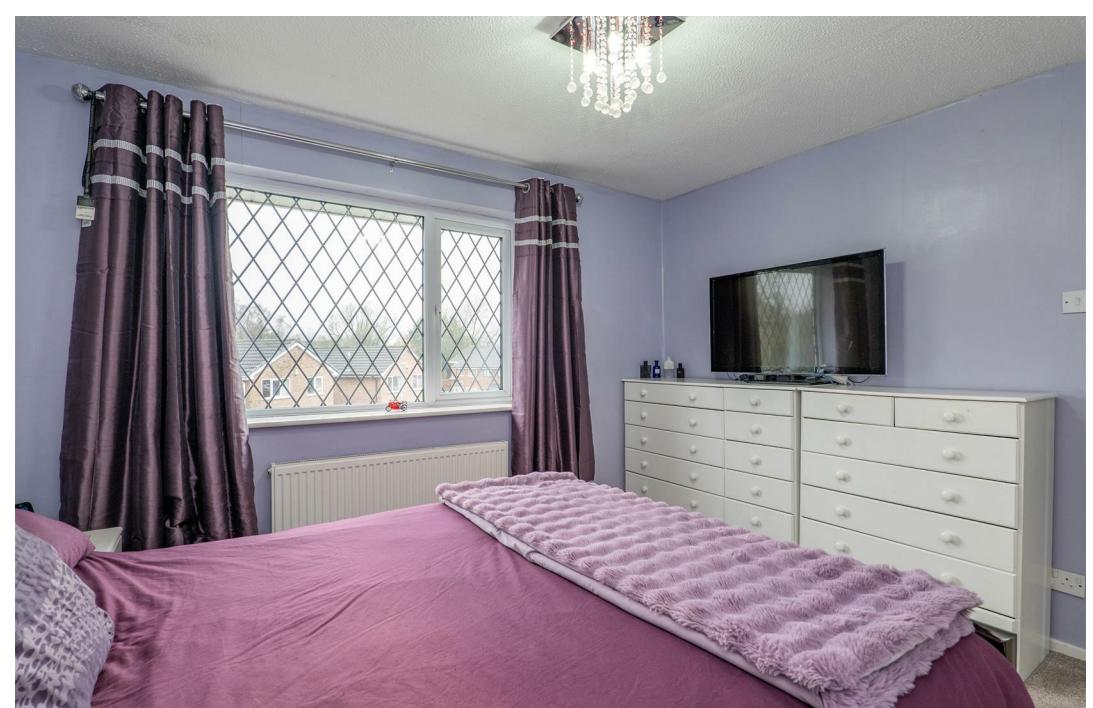
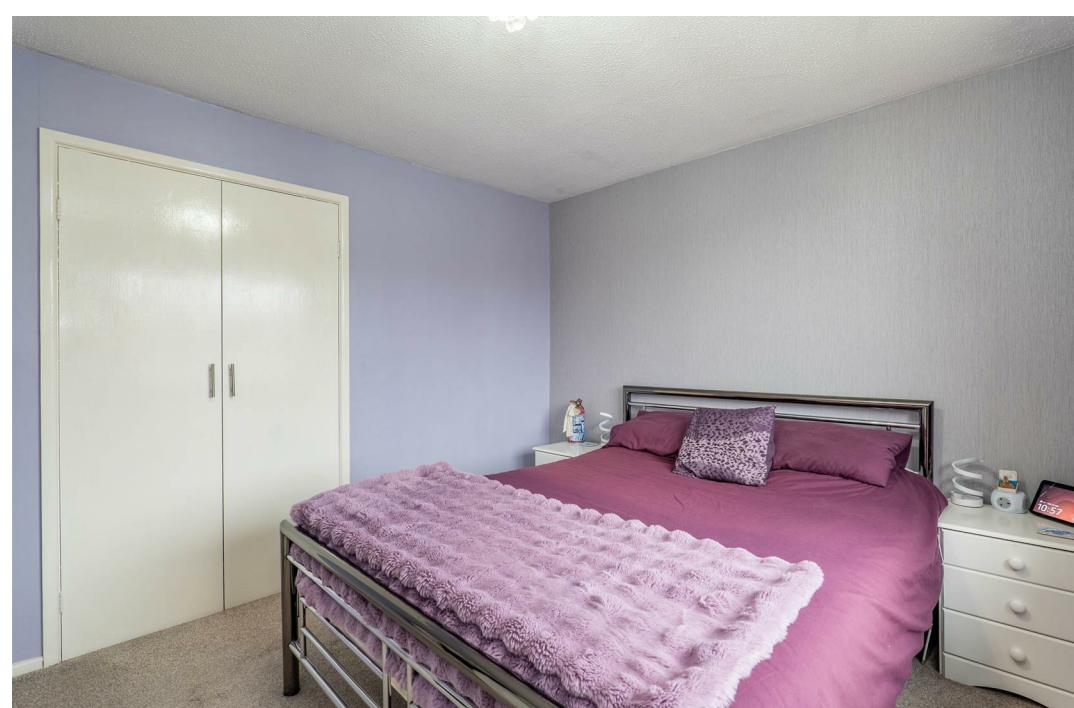
















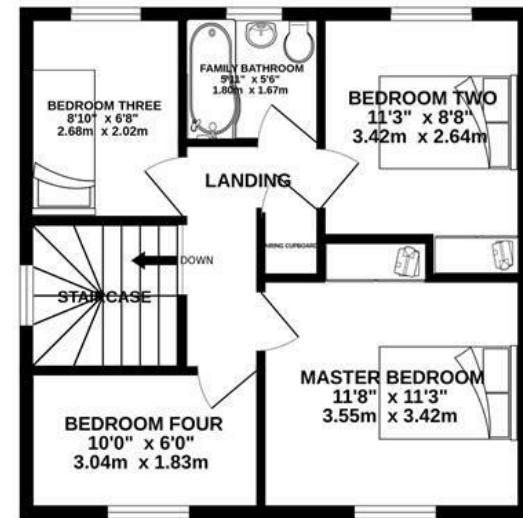
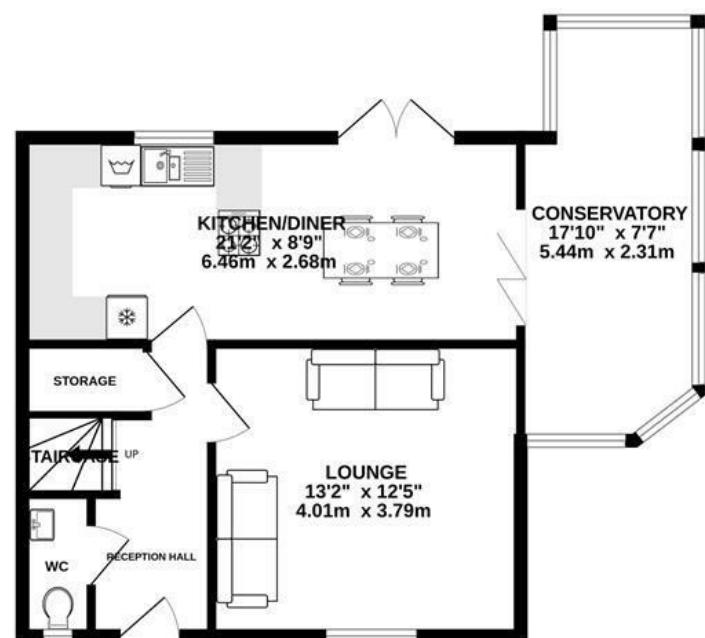


BEN ROSE

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



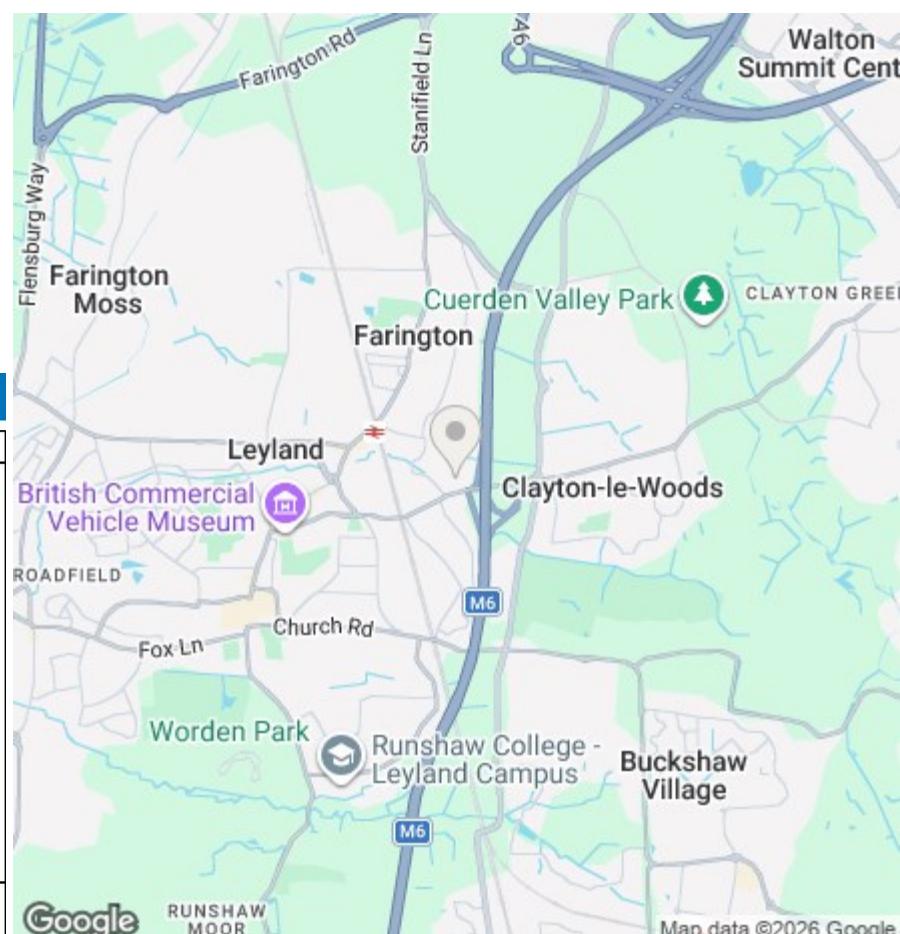
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	