



Leyland Road, Penwortham, Preston

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property situated in a sought-after residential area of Penwortham. Ideally located, the home is within easy reach of both Leyland and Preston, and benefits from a wide range of excellent local schools, supermarkets, and amenities. The property also offers fantastic travel links via nearby train stations and the M6 and M65 motorways. Early viewing is highly recommended to avoid potential disappointment.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. From here, you move through to the open plan kitchen/diner. The modern fitted kitchen offers ample storage with integrated appliances including a fridge, freezer, oven and hob, as well as space for freestanding appliances. The dining area provides plenty of room for a family dining table, with sliding patio doors leading through to the conservatory at the rear. The bright and airy conservatory offers versatile additional living space with direct access out to the garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. A three-piece family bathroom with an over-the-bath shower completes this level.

The home also benefits from a partially boarded loft and convenient pull-down ladder, providing useful additional storage.

Externally, to the front, the property features a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property, leading to the generously sized rear garden. The low-maintenance rear garden consists of a well-maintained flagged patio and artificial lawn, offering an ideal space for relaxing, playing, and entertaining.













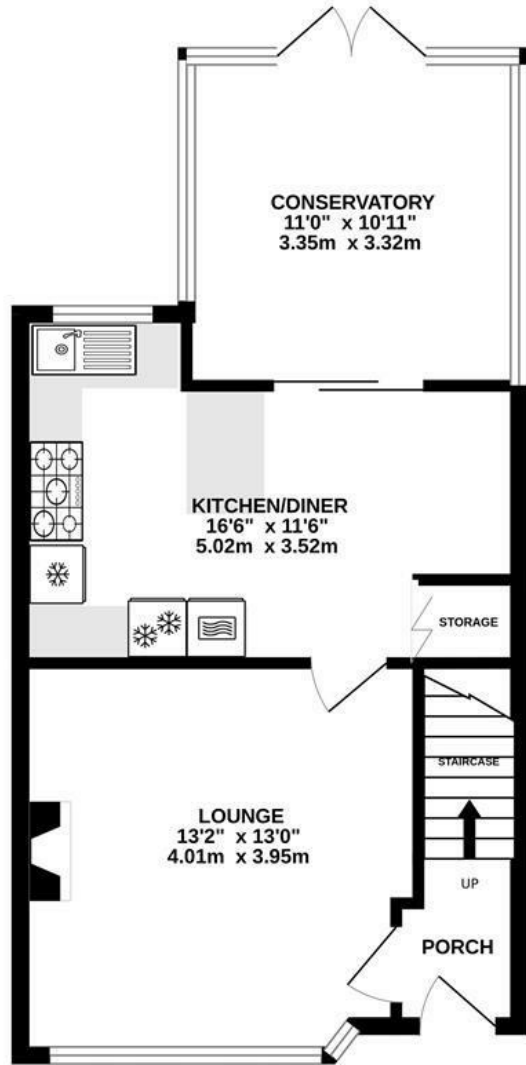




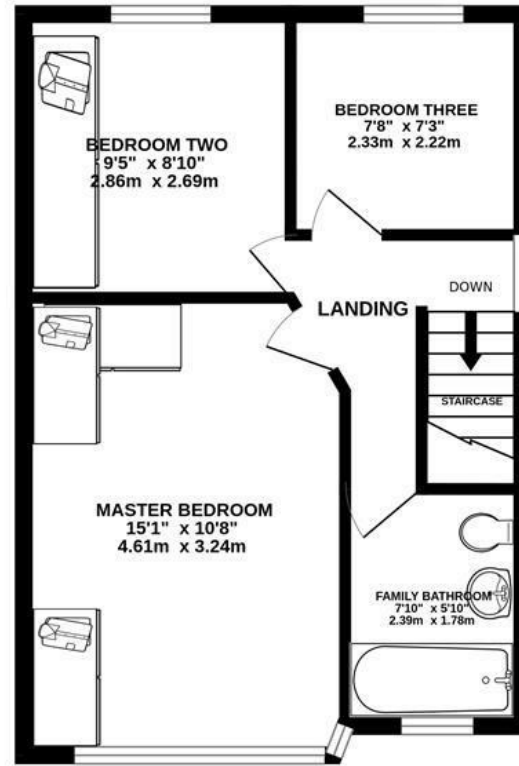




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.

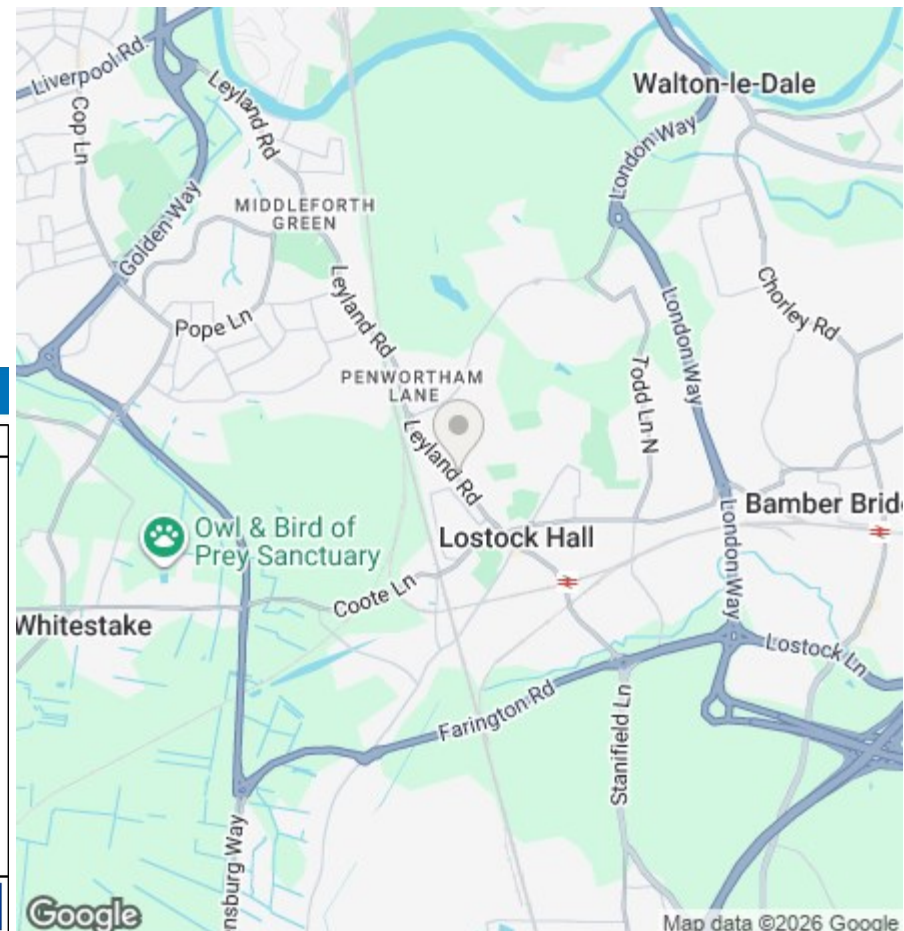


TOTAL FLOOR AREA : 884 sq.ft. (82.2 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	