



Leyland Road, Penwortham, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this attractive mid terrace home, ideally suited to couples and first-time buyers seeking a well-located property in a highly desirable area. Situated in Penwortham, the home enjoys close proximity to the village centre, where a range of independent shops, cafés, bars and everyday amenities can be found. Well-regarded local schools add to the appeal, while excellent transport links include rail services from nearby Preston and easy access to the M6 and M65 motorways, making commuting across Lancashire and beyond both simple and convenient. The property is also within easy reach of Preston city centre and the scenic surroundings of Hurst Grange Park.

Upon entering the home, you are welcomed into a bright entrance hall that leads through to a spacious lounge positioned at the front of the property. This comfortable living space offers plenty of room to relax and unwind, making it ideal for both everyday living and entertaining guests. To the rear, the home opens into a modern open-plan kitchen and dining area, providing a stylish and sociable hub of the house, perfect for enjoying meals and spending time with family and friends.

The first floor continues the sense of space, with two well-proportioned double bedrooms. The master bedroom offers a generous and tranquil retreat, while the second bedroom is equally versatile, suitable as a guest room or home office. Completing this level is a contemporary four-piece family bathroom, featuring a walk-in shower and finished to a high standard.

Externally, the property benefits from a private driveway to the front, offering off-road parking for two vehicles. To the rear, the low-maintenance yard is finished with a resin-coated stone surface and smart brick borders, creating a neat and practical outdoor space. This charming home combines location, comfort and convenience, making it an excellent opportunity for buyers looking to settle in one of Penwortham's most sought-after areas.







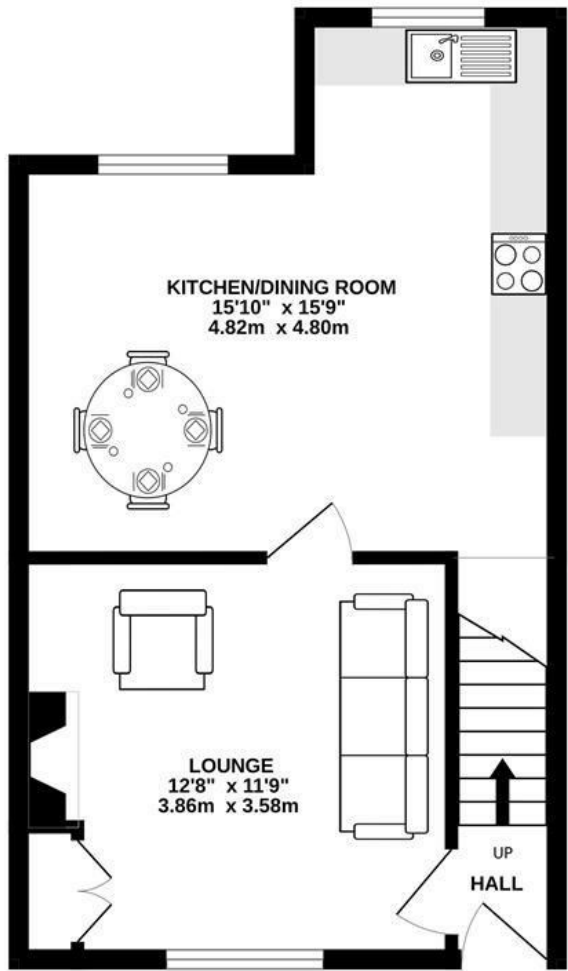




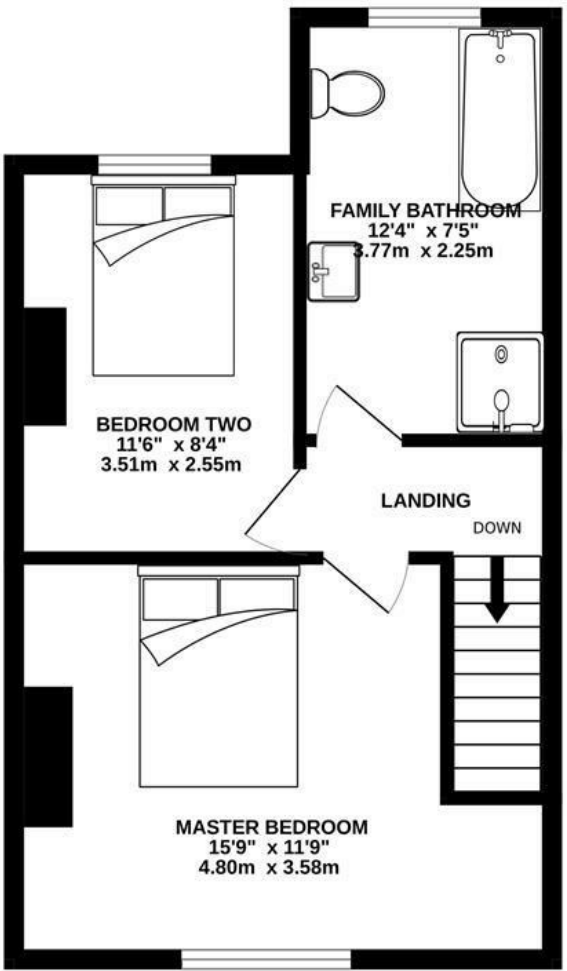


BEN ROSE

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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		
	64	80
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	

