



Leyland Road, Penwortham, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom terraced home, situated in the highly sought-after area of Penwortham, Lancashire. This charming property offers modern living in a well-connected community, making it an ideal purchase for first-time buyers. Penwortham itself boasts a wonderful selection of local shops, cafés, and reputable schools, all within easy reach. Excellent transport links are nearby, with Preston City Centre just a short drive away, and convenient access to the M6 and M65 motorways. Public transport is also well served with regular bus routes and Preston train station, offering direct connections to Manchester, Liverpool, and beyond.

Stepping inside, you're greeted by a bright and spacious lounge — a perfect space for relaxing or entertaining guests. The lounge flows seamlessly into the contemporary kitchen/diner, which offers ample space for both cooking and dining. Doors open out to the rear garden, filling the space with natural light and providing easy access for outdoor dining in the warmer months. Completing the ground floor is a convenient downstairs WC, adding practicality for busy family life.

To the first floor, you'll find two well-proportioned bedrooms, each tastefully decorated and offering plenty of natural light. The master bedroom provides generous storage options, while the second bedroom is ideal as a child's room, guest room, or home office. The family bathroom is beautifully finished, featuring a three-piece suite with a bathtub and overhead shower, complemented by stylish tiling and quality fixtures throughout.

Externally, to the rear, you'll discover a large, secluded garden offering a perfect blend of patio and lawn space — ideal for outdoor entertaining, gardening, or relaxing in the sun. This home effortlessly combines comfort, style, and convenience — a perfect opportunity for families seeking modern living in a fantastic Penwortham location.







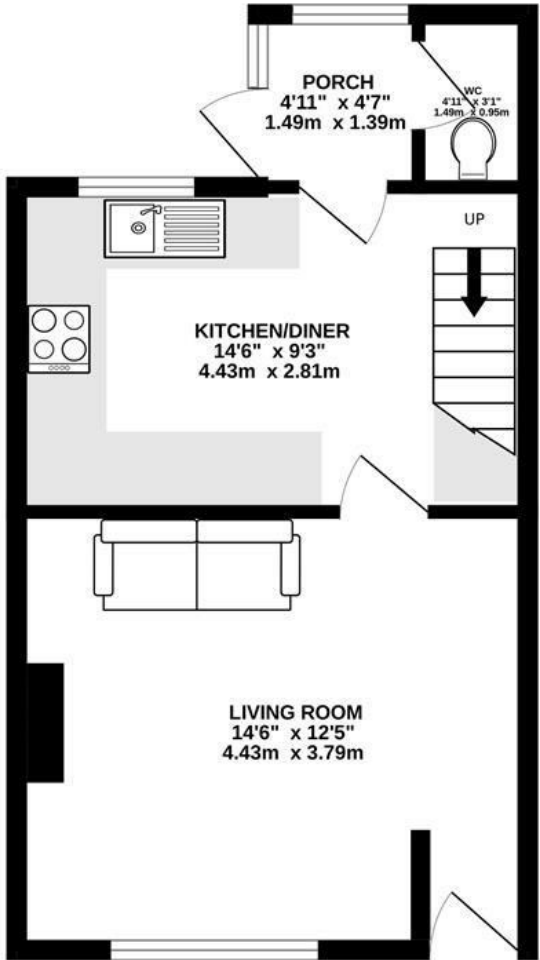




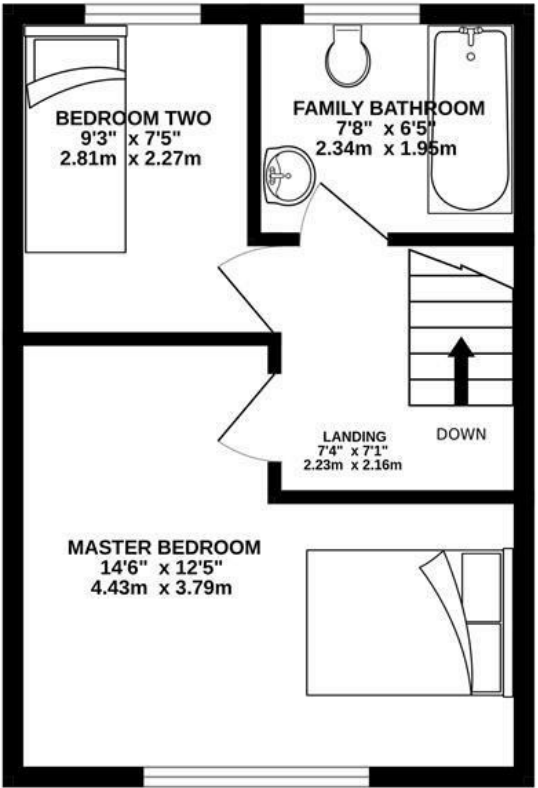


BEN ROSE

GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.




TOTAL FLOOR AREA : 662 sq.ft. (61.5 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(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

