BEN ROSE



Leyland Road, Penwortham, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced home, ideally suited to first-time buyers and couples looking to take their first step onto the property ladder or settle into a characterful home with plenty to offer. The property combines inviting living spaces with attractive features, including parquet-effect flooring, traditional dado rails, decorative ceiling coving and fireplaces, creating a warm and welcoming atmosphere throughout. A particularly appealing feature is the rear garden, which enjoys a lovely outlook across open fields, providing a sense of space and tranquillity rarely found in homes of this style. Situated in the popular area of Penwortham, the property benefits from a wealth of nearby amenities, including local shops, supermarkets, cafés, pubs and restaurants, alongside a choice of schools and leisure facilities. The nearby Broadway and Penwortham town centre offer convenient options for everyday shopping and dining, while Preston city centre is within easy reach for a wider selection of retail, entertainment and employment opportunities. Excellent transport links are available via local bus services and Preston railway station, which provides connections to major destinations including Manchester, Liverpool and London. The nearby A59 and A582 offer convenient road links towards Preston, Leyland and the wider motorway network, including the M6, making this an excellent base for commuters and those wishing to explore the surrounding Lancashire countryside.

Stepping through the front entrance, you are welcomed into a vestibule which leads through to the bright and airy reception hall, where parquet-effect vinyl plank flooring and a traditional dado rail create an attractive first impression. The staircase rises to the first floor, while a doorway to the right provides access to the dining room. Generously proportioned, this inviting space is ideal for both everyday meals and entertaining, with a rear-facing window allowing natural light to filter in. A charming fireplace with a wooden surround and polished stone hearth houses a cast iron log burner, creating an attractive focal point and adding to the room's cosy character. An opening to the left leads through to the kitchen, while half-glazed double doors to the right open into the front lounge, creating a lovely flow between the principal living areas. Positioned at the front of the property, the spacious lounge offers a comfortable retreat in which to unwind, featuring decorative ceiling coving, matching parquet-effect flooring and a front-facing window. An inset fireplace with an electric cast iron log burner provides a further focal point, enhancing the welcoming feel of the room. Completing the ground floor is the modern fitted kitchen, which benefits from a range of integrated appliances and practical tiled flooring. A rear-facing window provides natural light, while an external door leads out to the rear garden, making it easy to enjoy the outdoor space during the warmer months. Useful understairs storage is also available, accessed via a door to the left just before entering the kitchen, helping to keep everyday essentials neatly tucked away.

Ascending to the first floor, the landing continues the home's traditional styling with dado rail and benefits from an integrated storage cupboard, providing useful additional space. There are two generously sized bedrooms, both offering comfortable accommodation and built-in storage. The master bedroom is positioned at the front of the property and features an integrated storage cupboard alongside a front-facing window, creating a bright and relaxing space to retreat to at the end of the day. The second bedroom is equally spacious and enjoys a rear-facing window, allowing occupants to appreciate the outlook towards the garden and open fields beyond. An integrated storage cupboard sits to the left of the chimney breast, providing further practicality without compromising the room's usable space. Completing the first floor is a particularly spacious four-piece family bathroom, offering a well-appointed arrangement that includes a separate shower enclosure, alongside the remaining bathroom suite. Tiled flooring provides a practical finish, while the generous proportions offer added comfort and convenience for couples, visiting guests or those who simply appreciate having extra room within the bathroom.

Externally, the property enjoys an attractive front garden, accessed through a gate and featuring a neatly maintained lawn with a decorative tiled pathway leading towards the front entrance. Fencing to the left and mature hedging along the front and right boundaries provide a pleasant sense of enclosure, adding greenery and kerb appeal. To the rear, the garden has been designed with ease of maintenance in mind, featuring artificial lawn alongside a gravelled section to the right, complete with a raised border and mature planting that adds colour and interest. A decking area at the rear provides an ideal spot for outdoor dining, entertaining friends or simply relaxing with a morning coffee, with the added benefit of views across the open fields beyond. Mature trees along the far side of the rear boundary further enhance the outlook, creating a lovely backdrop and a sense of privacy. Combining two spacious bedrooms, versatile reception rooms, attractive character features and a delightful garden overlooking open countryside, this charming Penwortham home represents an excellent opportunity for first-time buyers and couples seeking a comfortable, well-connected property with a little extra breathing space.


IF YOU GET TIRED,
LEARN TO REST,
NOT TO QUIT.











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Good friends
are like stars
you don't always see them,
but you know they're always there


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but you know they're always there
HARD TO FIND
Lucky to have
Good Friends
LOVE
every moment matters
live more




NEVER GIVE UP




225











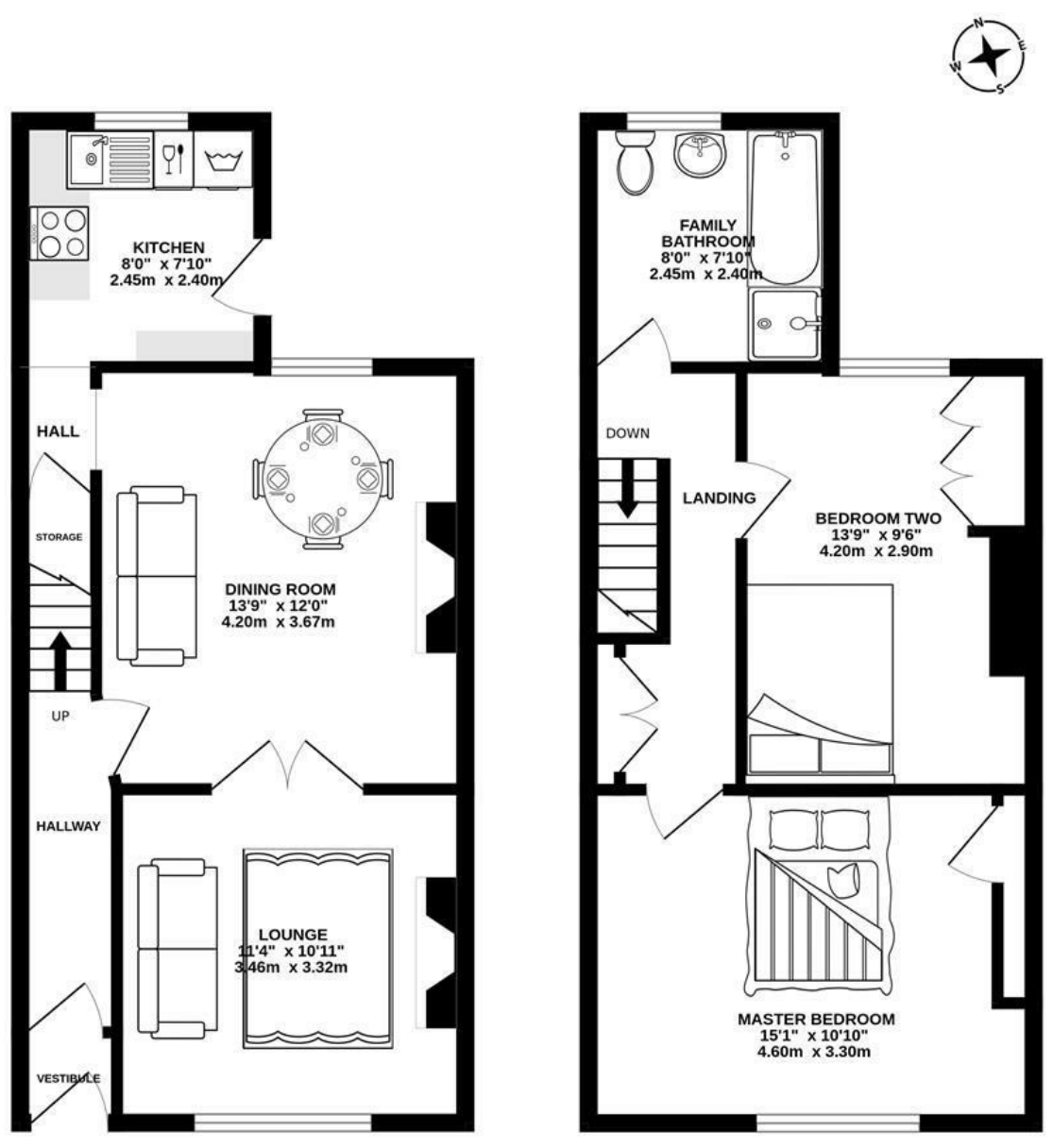


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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

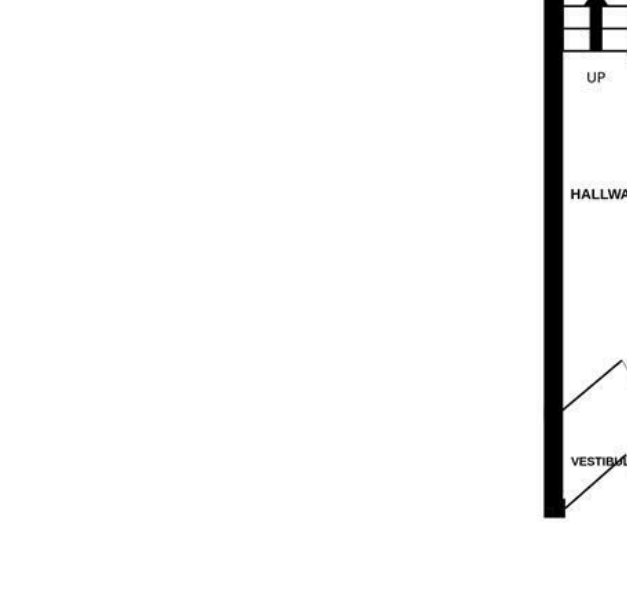
1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

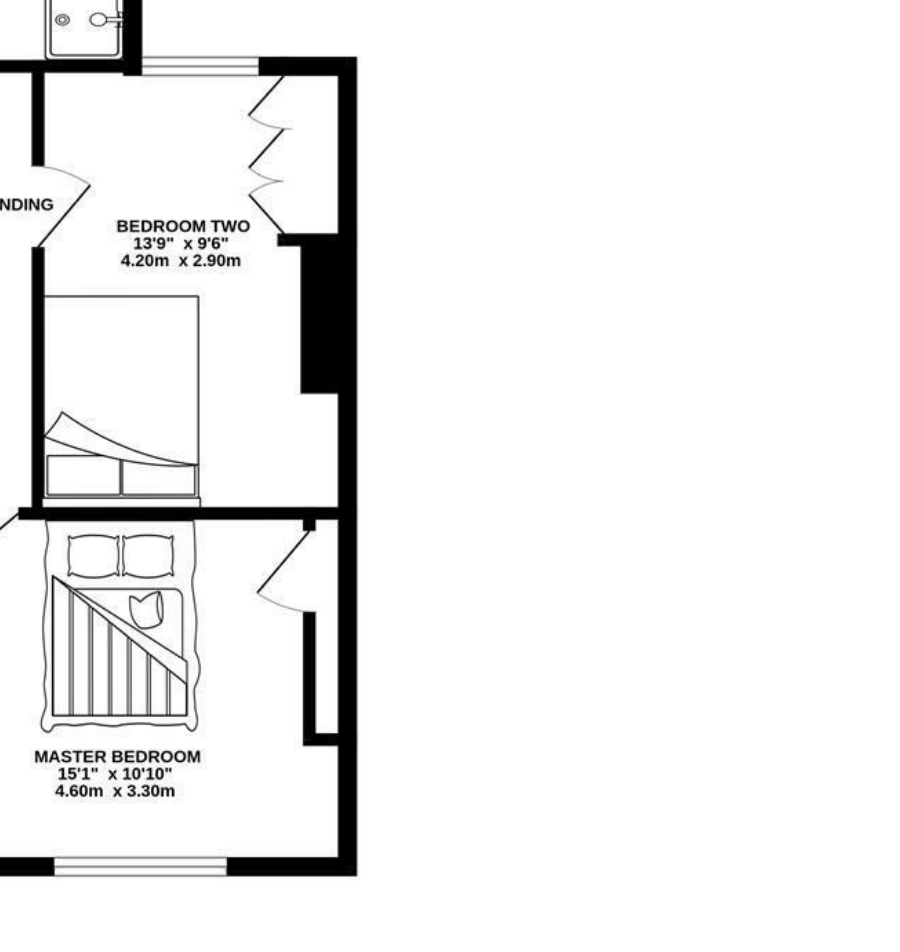


TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

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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