



Leyland Road, Penwortham, Preston

Offers Over £129,950

Ben Rose Estate Agents are delighted to present this charming two-bedroom mid-terraced property, situated on a consistently popular street in Penwortham. An ideal choice for first-time buyers looking to step onto the property ladder, this home is perfectly positioned for convenient travel links to Preston and Bamber Bridge while being surrounded by excellent local schools, supermarkets, and amenities. With easy access to the nearby train station and major motorway connections via the M65 and M6, the location offers both convenience and connectivity.

Inside, the home opens with a welcoming entrance hall that leads into a spacious lounge, which is bathed in natural light from a large front-facing window. Continuing through, the property features a well-appointed open-plan kitchen and dining area, providing ample space for a large family dining table. The modern kitchen boasts an array of wall and base units, as well as a combination of integrated and freestanding appliances, with additional under-stair storage for practicality. From the dining area, patio doors offer seamless access to the rear yard.

Upstairs, the property hosts two generously sized bedrooms. The master bedroom spans the full width of the home and benefits from built-in storage. Also on this floor is the spacious four-piece family bathroom, complete with a separate bath and shower, offering both comfort and convenience.

Externally, the property provides on-road parking at the front. To the rear, a private and low-maintenance yard has been primarily paved, creating a secluded outdoor space.









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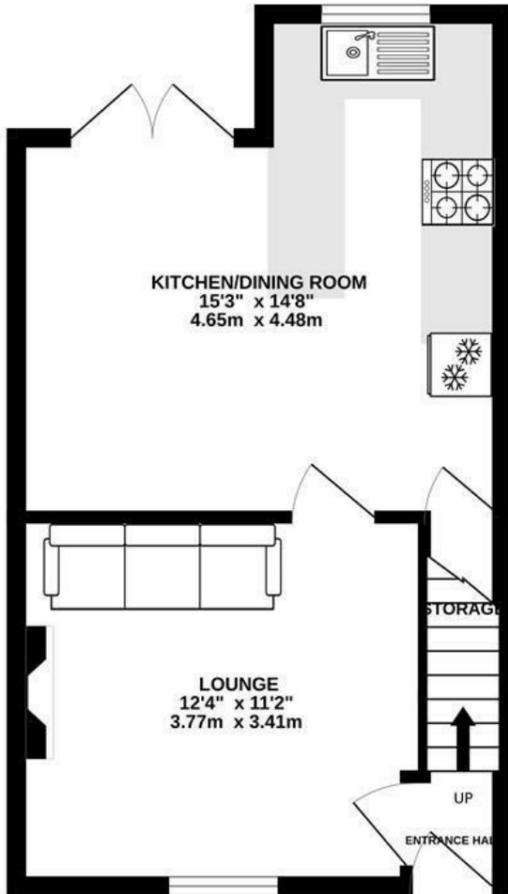


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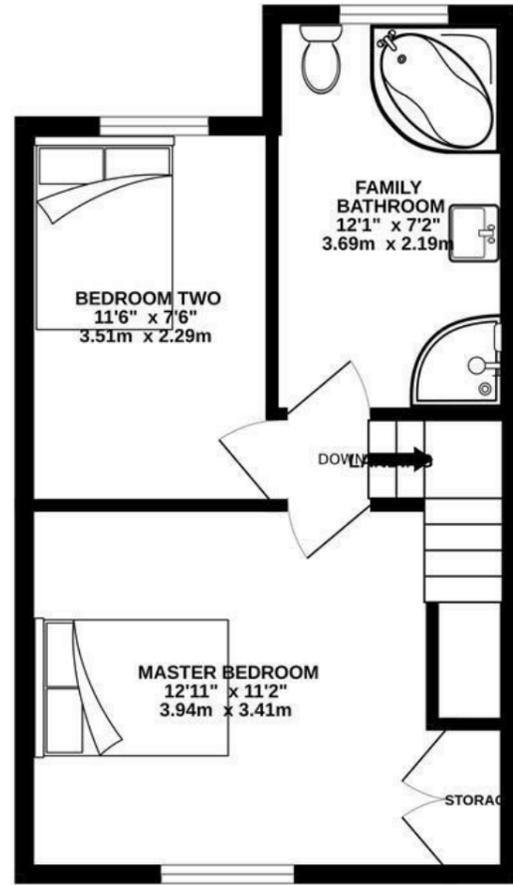




GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.

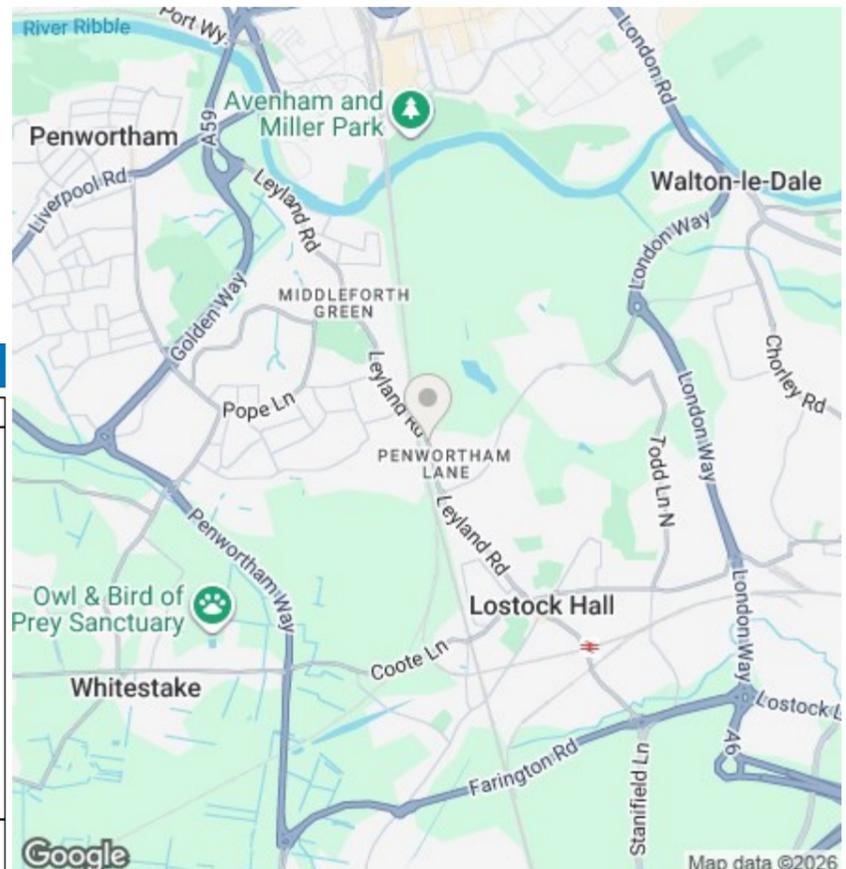


TOTAL FLOOR AREA : 715 sq.ft. (66.5 sq.m.) approx.

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 | | |
| | 70 | 86 |
| 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 | |