BEN ROSE



Northgate, Leyland

£1,295 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this modern three-bedroom detached home in Leyland, Lancashire. Offering spacious and well-appointed accommodation throughout, a private en-suite to the master bedroom, an integrated garage and a generous rear garden, this property is ideally suited to families seeking a comfortable and contemporary home in a convenient location. Leyland offers an excellent range of local amenities, including supermarkets, independent shops, cafés, restaurants and well-regarded schools, making it a popular choice for families. For commuters, Leyland railway station provides connections to Preston and beyond, whilst regular bus services offer access to the surrounding areas. The nearby M6, M61 and M65 motorways provide convenient road links across Lancashire and towards Manchester, Liverpool and the wider North West. With the neighbouring towns of Chorley and Preston both within easy reach, residents can enjoy an appealing balance of everyday convenience, transport connectivity and access to a variety of leisure facilities.

Upon entering the property, a welcoming reception hall provides access to the spacious lounge diner, creating an inviting first impression. This generously proportioned living space offers plenty of room for both relaxing and entertaining, with a front-facing window allowing natural light to fill the room and large glazed double doors opening directly onto the rear garden. The layout lends itself perfectly to family life, with ample space for comfortable lounge furnishings alongside a dining area for family meals and social occasions. Along the left-hand side, a staircase leads to the first floor, whilst a conveniently positioned two-piece WC provides a practical addition for residents and guests alike. Further along, a large opening leads through to the modern fitted kitchen, which benefits from a range of integrated appliances and a window overlooking the rear garden. Matching vinyl plank flooring flows throughout both the lounge diner and kitchen, creating a cohesive, contemporary finish that complements the home's modern interior.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, offering flexible accommodation for growing families, visiting guests or those requiring a dedicated home-working space. The master bedroom is positioned to the front of the property and benefits from its own private three-piece en-suite shower room, providing an added degree of privacy and convenience. Bedrooms two and three overlook the rear garden, enjoying pleasant views across the outdoor space and offering versatility to suit a variety of household needs. Completing the floor is a three-piece family bathroom fitted with an overhead shower, providing a practical and comfortable space for the remaining bedrooms. The thoughtful layout ensures the accommodation caters well to modern family living, with the added benefit of an en-suite to the principal bedroom.

Externally, the property benefits from a tarmacked driveway to the front, providing off-road parking for up to two cars and leading directly to the integrated garage, which offers valuable additional storage. To the left of the driveway, a row of mature bushes adds greenery and definition, whilst the front garden to the right is laid to lawn and complemented by a front border and mature tree, creating an attractive approach. To the rear, the generous garden offers a variety of areas for outdoor relaxation and family enjoyment. A flagged pathway runs across the back of the property, whilst an artificial lawn extends along the left-hand side towards the rear boundary fence, providing a low-maintenance space for children to play or for enjoying the warmer months. To the right, a combination of decking towards the rear and a gravelled area towards the front creates distinct spaces for outdoor seating, entertaining and everyday use. Combining modern interiors, versatile family accommodation, excellent parking and a spacious garden, this attractive detached home presents an excellent opportunity for tenants seeking a well-appointed property in a convenient Leyland location.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW













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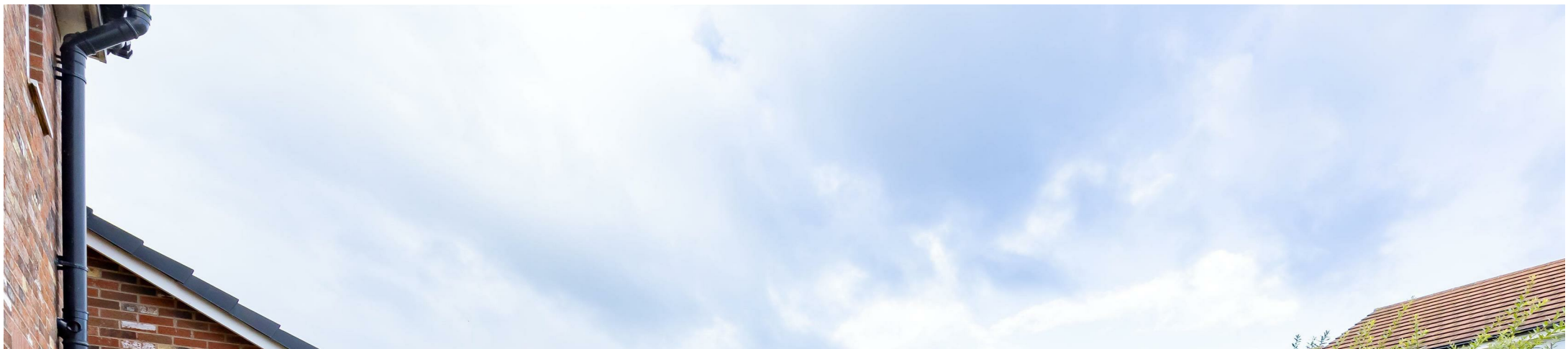














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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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.

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