



Cumberland Avenue, Leyland

Offers Over £280,000

This delightful three-bedroom detached bungalow, presented by Ben Rose Estate Agents, offers a perfect blend of comfort and convenience, making it an ideal family home. Situated just a short walk from Leyland town centre, the property enjoys a spacious layout both indoors and out, along with excellent access to local schools, supermarkets, and amenities. Commuting is made easy with Leyland train station and the M6 and M61 motorways within easy reach, while the serene Worden Park is just a two-minute walk away. A gate in the garden also leads directly on to the park itself. Early viewing is highly recommended to avoid missing out on this charming home.

Upon entering, the entrance hall provides a welcoming space, complete with a storage cupboard and access to most of the rooms. At the rear of the home, the generously sized lounge boasts a floor-to-ceiling window that overlooks the garden, a single door leading outside, a cozy fireplace, and ample space for a large sofa set and other furnishings. Adjacent to the lounge is the kitchen and breakfast room, thoughtfully designed with abundant wall and base units, two integrated storage cupboards, and a breakfast bar that seats two. It includes an integrated hob and oven, along with space for additional freestanding appliances. A side door provides easy access to the exterior of the home.

The second hallway leads to the remaining rooms, including three bedrooms located at the front of the property. Two of these are spacious doubles, while the third features built-in storage, making it a practical option for a home office or guest room. The hallway also includes two additional storage cupboards. Completing the interior is a well-sized family bathroom, fitted with an over-the-bath shower.

The rear garden offers a private and tranquil space, mainly laid to lawn with paved areas and surrounded by mature trees and shrubs that provide excellent privacy. A pathway along the side of the home ensures easy access. The property also includes a single garage, which can be accessed from both the front and rear and serves as ideal storage.

At the front, the driveway provides parking for multiple cars behind a gated brick wall, alongside a low-maintenance lawn. With the added benefit of being offered with no onward chain, this property is ready for you to make it your own.







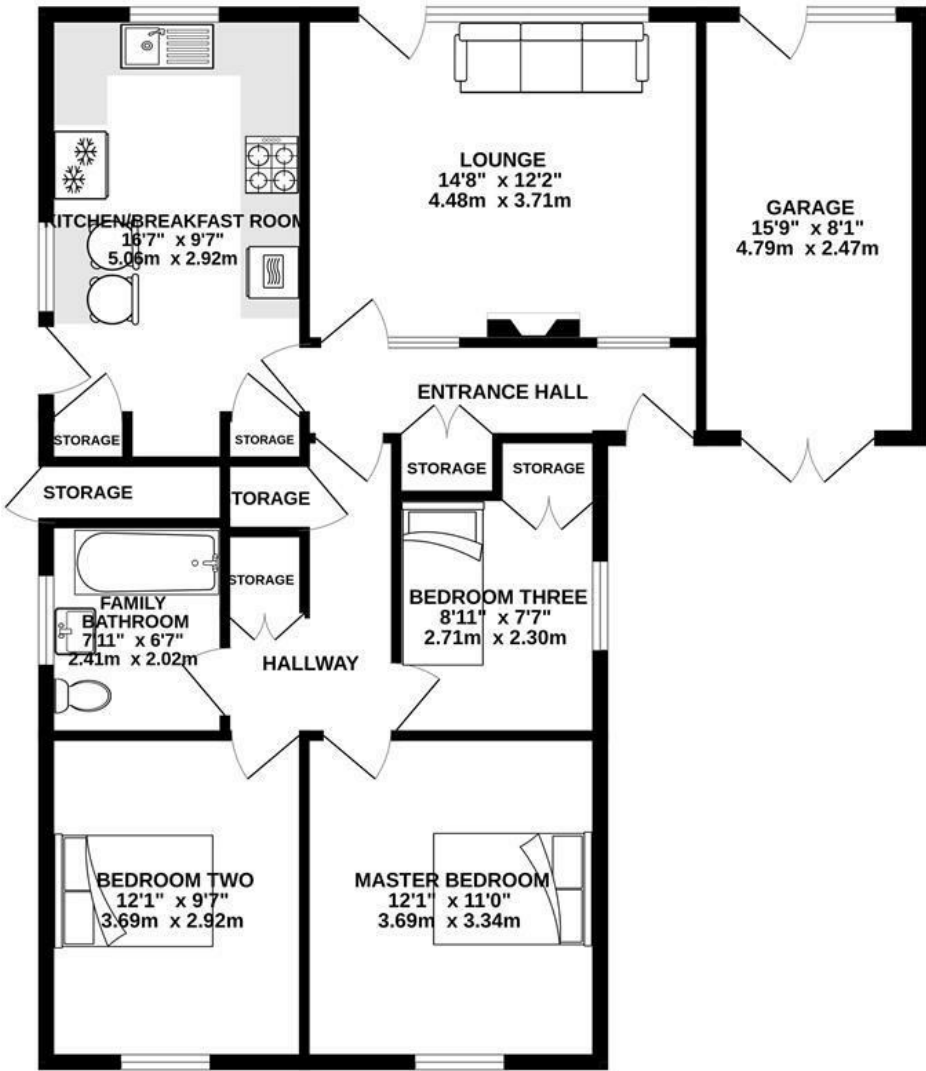






BEN ROSE

GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
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		

