



## Claughton Avenue, Leyland

**£220,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in a peaceful cul-de-sac in Leyland, Lancashire with NO CHAIN. This lovely home is perfect for families, offering comfortable living space and a well-balanced layout throughout. Situated within easy reach of Leyland's town centre, the property benefits from excellent transport links, including nearby train stations, convenient bus routes, and easy access to the M6 and M61 motorways. Families will also appreciate the wide range of local amenities, reputable schools, and nearby parks, with the popular Worden Park just a short drive away.

Stepping into the property through the welcoming entrance porch, you are greeted by the spacious lounge, where an open staircase leads to the upper level. The lounge features a charming fireplace and benefits from dual-aspect windows to the front and side, filling the room with natural light. From the lounge, you enter the generously sized dining room, which offers ample space for a large family dining table. This space also provides access to convenient under-stairs storage as well as additional fitted storage.

Continuing through, you'll find the modern kitchen, complete with integrated appliances including a fridge, freezer, oven, hob, dishwasher, and washing machine. The kitchen flows seamlessly into the beautiful garden room at the rear—a bright and airy space that offers a versatile area to relax or entertain, with double patio doors leading out to the garden.

Upstairs, the property offers three well-proportioned bedrooms and a stylish three-piece family bathroom, featuring an over-the-bath shower.

Additional features include a fully boarded loft with lighting and pull-down ladder access, providing excellent extra storage.

Externally, the front of the property boasts a private driveway with off-road parking for multiple vehicles. To the rear is a generously sized, low-maintenance garden comprising a flagged patio area and a raised pergola with established borders—perfect for planting and outdoor enjoyment. The single detached garage is also located at the rear and benefits from electric door access.

Early viewing is highly recommended to avoid disappointment.





















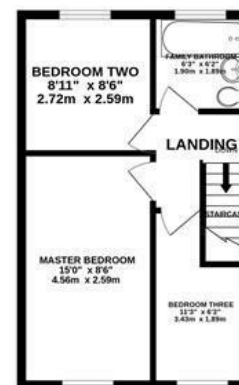






# ROSE

1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



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