



## Cumberland Avenue, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached home, perfectly positioned in the highly desirable area of Leyland, Lancashire. The property is ideally suited to families, couples, or first-time buyers, offering a wonderful opportunity to take that first step onto the property ladder or to settle into a comfortable, well-finished family home.

The location could not be more appealing, with the award-winning Worden Park just a short stroll away, providing beautiful green space ideal for leisurely walks, weekend outings, and time spent outdoors with the family. Everyday amenities are within easy reach, with a range of supermarkets, schools, and leisure facilities all nearby, while transport connections are excellent, with Leyland train station, frequent bus routes, and direct access to the M6, M61, and M65 motorways ensuring smooth travel to Preston, Chorley, and even Manchester. The property also enjoys the benefit of being set in a quiet, family-friendly area, adding to its appeal as a long-term home.

Entry to the property is via the side of the house, where a welcoming entrance hall provides access to the stairs and all ground floor rooms. A convenient WC is located to the front, while moving through the hall leads into the spacious open-plan lounge and dining area. This inviting room is flooded with natural light from a large front-facing window, complimented by a feature fireplace and ample space for a large sofa set. The dining area comfortably accommodates a family-sized table and enjoys direct access to the rear garden through a set of sliding doors, creating a seamless indoor-outdoor flow. The kitchen is positioned to the rear of the property and has been newly fitted with a modern design, including an integrated oven and hob, as well as space for additional freestanding appliances. A handy under-stair storage area, currently housing the fridge-freezer, is accessed here, along with an external side door.

On the first floor, the home offers three well-proportioned bedrooms, two of which are doubles and one a comfortable single. The front bedrooms enjoy views that extend across to Worden Park, providing a picturesque outlook. Completing the upper level is a good-sized family bathroom, newly fitted with a modern three-piece suite including a corner shower.

Externally, the property boasts a generous, landscaped rear garden that has been thoughtfully designed with a patio, lawn, and decking area. Mature trees and shrubs provide privacy and a beautiful backdrop, with the garden not being overlooked, ensuring a private and tranquil outdoor space. To the rear, there is also access to the single detached garage, which has recently been fitted with new patio doors. Currently used for storage, this versatile space offers the potential to be converted into a home office or gym. To the front of the home, a neatly maintained lawn is bordered by tall hedging, enhancing privacy, while the driveway provides parking for up to two vehicles and leads directly to the garage.

The current vendors have carried out a series of thoughtful upgrades throughout the home, including the installation of new windows and doors, two new radiators in the lounge, a complete refurbishment of the kitchen and bathroom, and a partial rewire with the capacity to easily extend further. The detached garage has also benefitted from a new roof and rewire. Together, these improvements add both comfort and peace of mind for prospective buyers.

This delightful property combines modern updates with an enviable location, offering a warm and practical home in one of Leyland's most sought-after settings.





















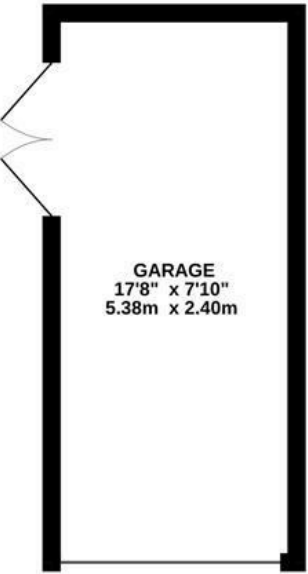
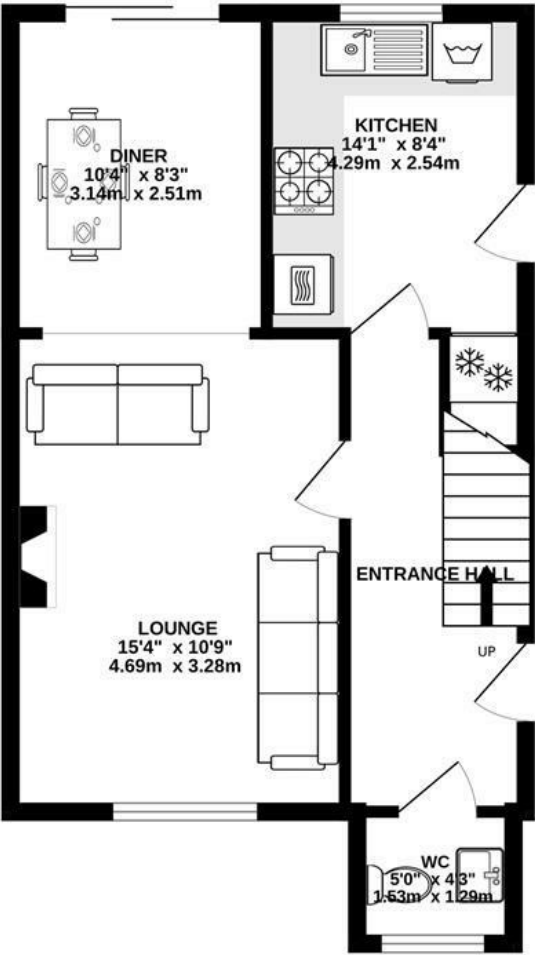




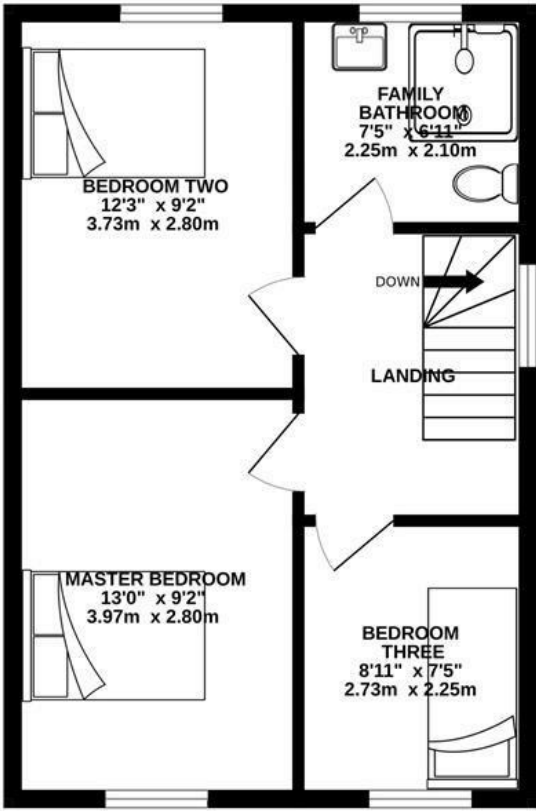


# BEN ROSE

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		