



## Assembly Avenue, Leyland

£100,000

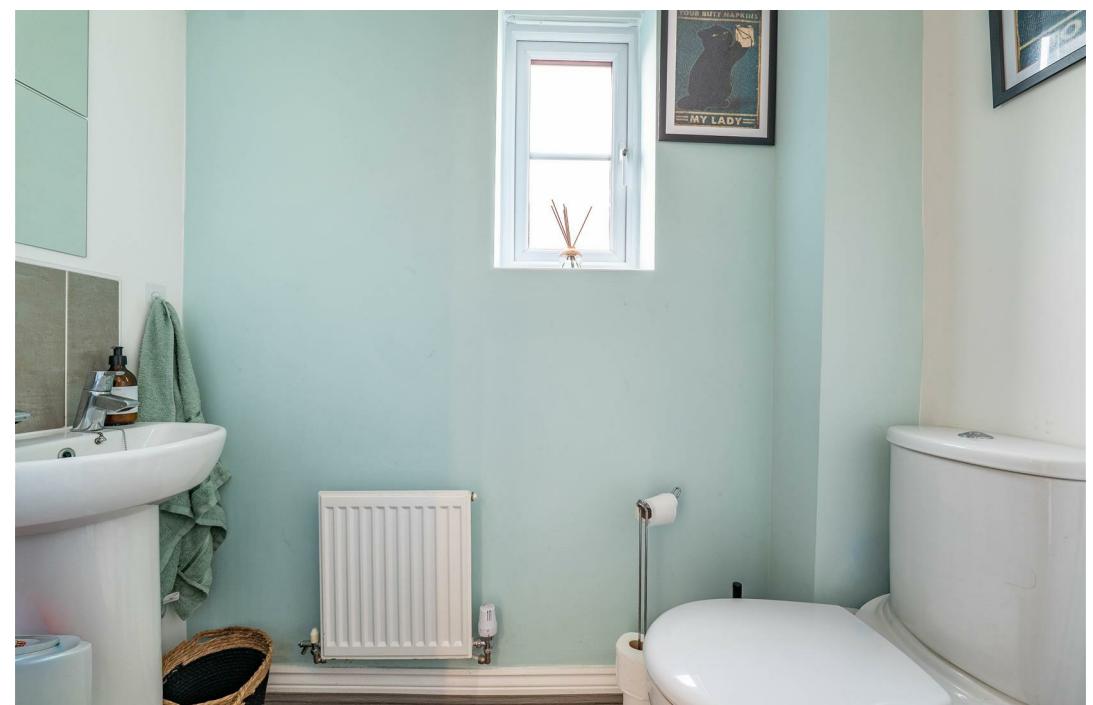
\*\*This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 50% of the property. For enquiries regarding applications and eligibility please contact our office.\*\*

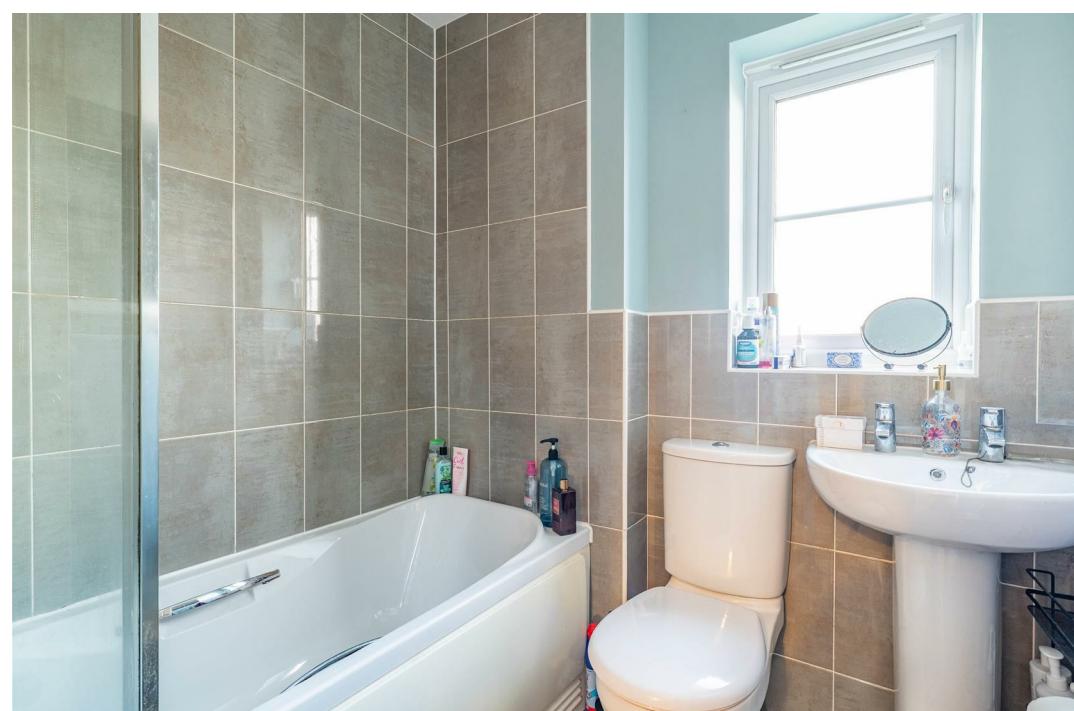
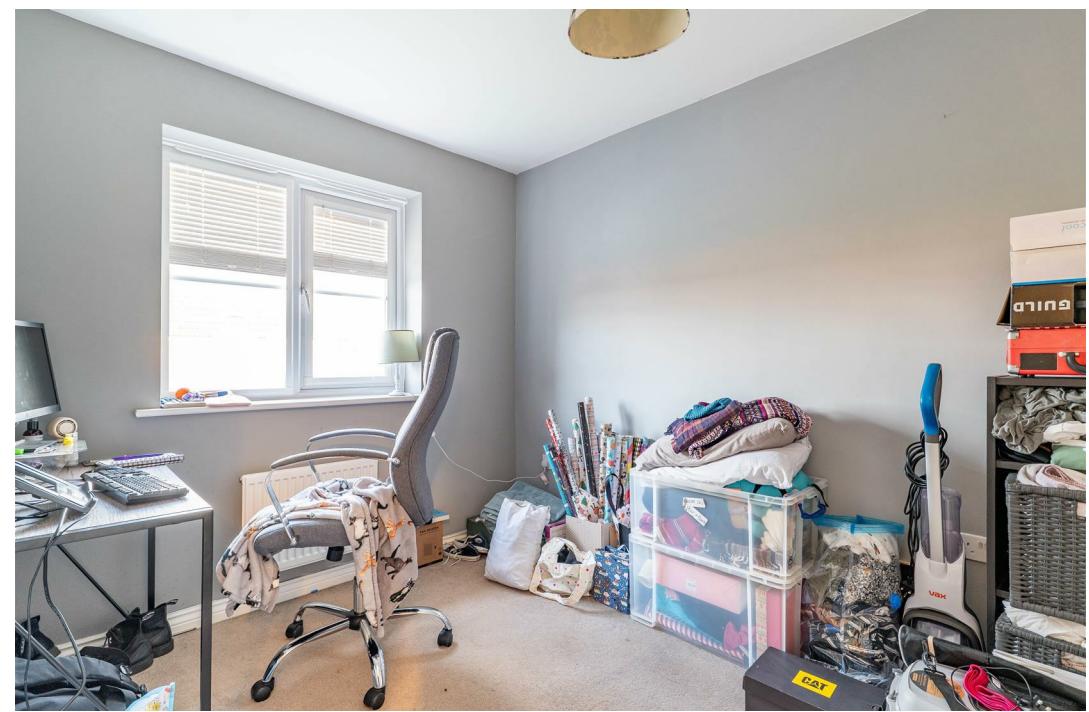
Ben Rose Estate Agents are pleased to present to market this attractive semi-detached home, ideally suited to first-time buyers and couples looking to take their next step onto the property ladder. Situated in the highly sought-after town of Leyland, the property enjoys a convenient position close to a wide range of local amenities, including shops, supermarkets, bars, restaurants and well-regarded schools. Excellent transport links are on hand, with regular rail services from Leyland to Preston, Manchester and Liverpool, as well as superb bus routes to Leyland, Preston and Chorley. For commuters, the M6, M61 and M65 motorways are all easily accessible, providing excellent connectivity across the region.

Stepping inside, you are welcomed by a bright entrance hall with a handy ground floor WC. To the front of the home sits a modern fitted kitchen, complete with integrated appliances including a fridge/freezer, dishwasher and washing machine, offering both style and practicality. To the rear, the spacious lounge and dining area spans the full width of the property, creating a fantastic social space for relaxing or entertaining. French doors open directly onto the garden, filling the room with natural light and enhancing the sense of space.

The first floor continues to impress with a generous master bedroom, alongside a second comfortable double bedroom and a third room that works perfectly as a single bedroom or home office. Completing this level is a modern three-piece family bathroom, finished to a contemporary standard.

Externally, the property benefits from a private driveway providing parking for two vehicles. To the rear, the garden offers a pleasant outdoor retreat with a paved patio area ideal for seating, a mainly lawned section for low-maintenance enjoyment, and a garden shed for additional storage. This well-presented home offers an excellent opportunity for buyers seeking a convenient location and a property ready to enjoy.

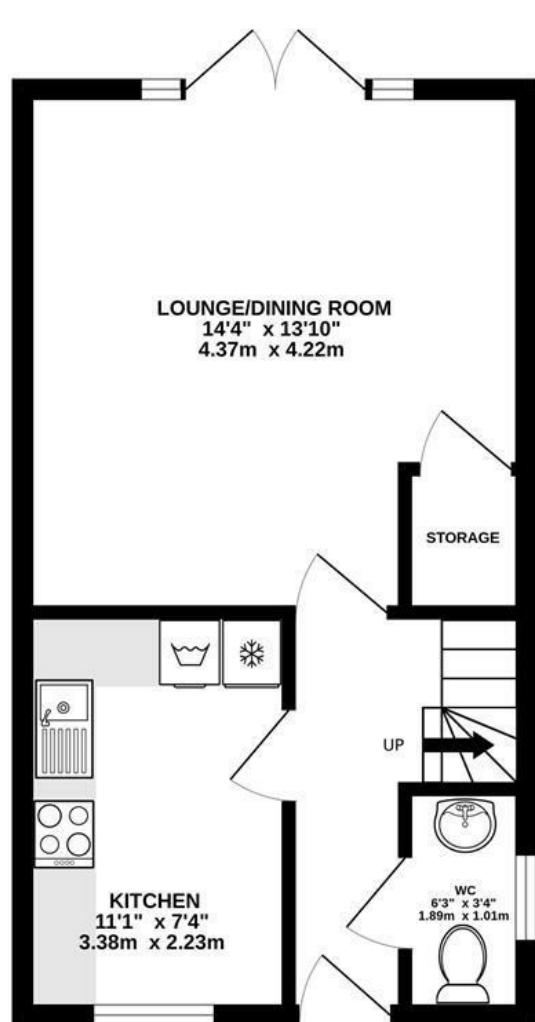




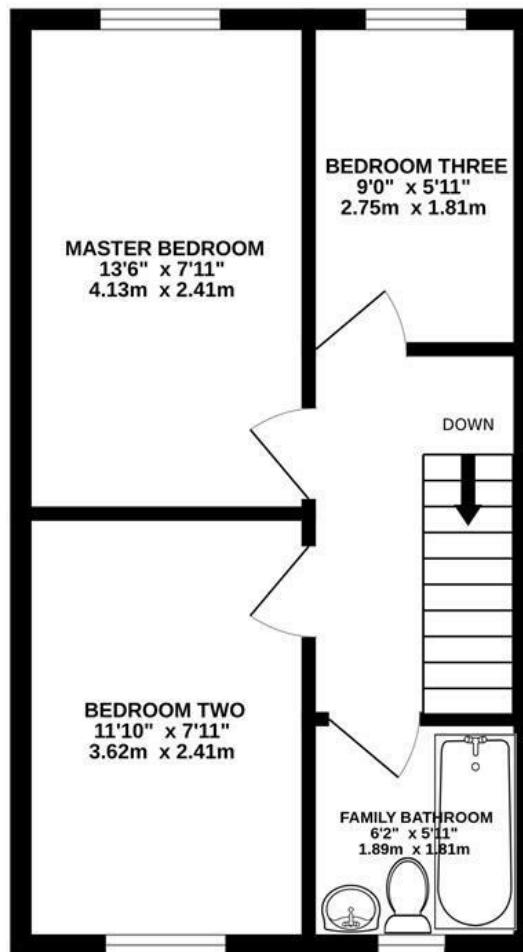


# BEN ROSE

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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. 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		
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	

