



## Cuerden Avenue, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this well-proportioned end-terrace home, offering versatile accommodation ideally suited to families, couples and first-time buyers. Set within a sought-after area of Leyland, Lancashire, the property enjoys a convenient position close to Leyland town centre, where a wide selection of local shops, bars, restaurants, pubs and reputable schools can be found. Excellent transport links are nearby, including Leyland railway station with direct services to Preston, Manchester and Liverpool, as well as regular bus routes to Leyland, Preston and Chorley. For those commuting by car, the M6, M61 and M65 motorways are all easily accessible, with Preston and Chorley close by.

The ground floor begins with a welcoming porch that leads into an entrance hall and dining area, creating a practical and sociable space. From here, you are drawn into the spacious full-length lounge, which benefits from dual aspect windows allowing plenty of natural light, along with a feature fireplace that forms an attractive focal point. To the rear of the home sits the modern fitted kitchen, complete with built-in oven and ample storage, which in turn provides access to a useful utility room. The utility room offers additional workspace and has a door opening out to the rear garden.

Ascending to the first floor, the property continues to offer flexible living. The master bedroom is a generous double, complemented by a second double bedroom. Bedroom three is ideal as a single room, nursery or home office. The first floor is completed by a two-piece bathroom and a separate WC, adding to the practicality of the layout.

Externally, the property benefits from a driveway providing parking for two cars. To the rear is a well-kept garden featuring a paved patio, lawn, greenhouse and garden shed, offering excellent outdoor space. Overall, this is a comfortable and conveniently located home with plenty to offer.







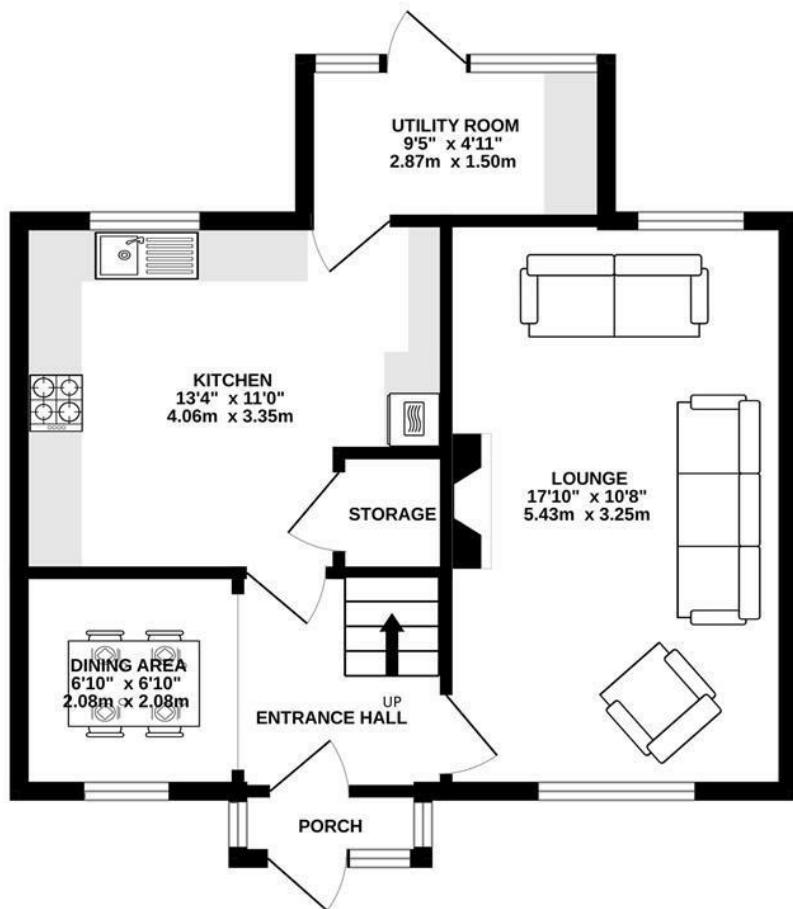




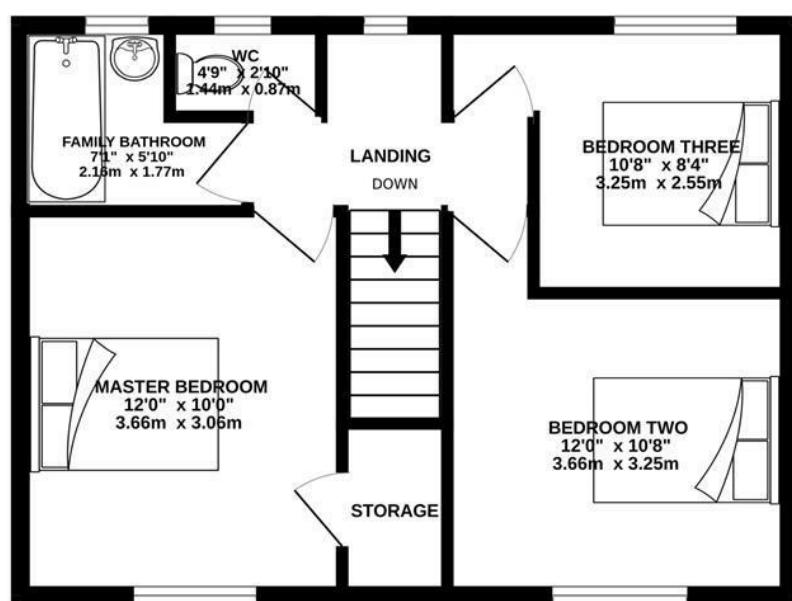


# BEN ROSE

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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 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                                 |                         |           |
| (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 |           |

