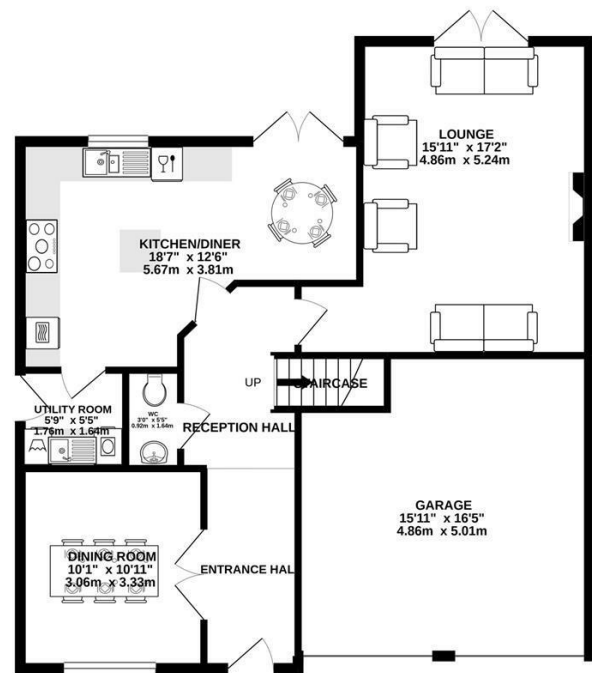
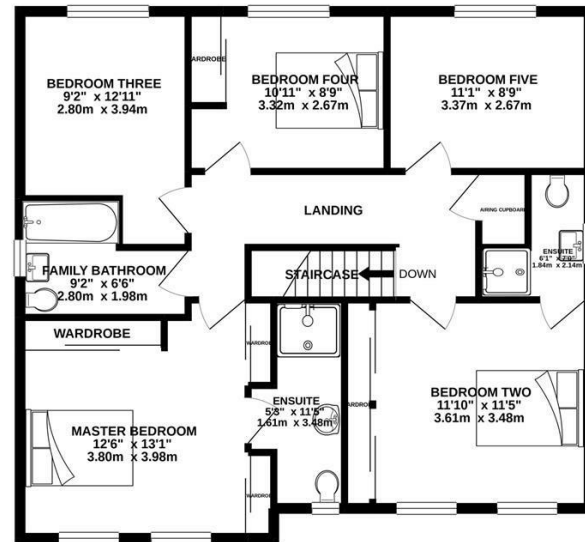


GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 1823 sq.ft. (169.4 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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Dallington Avenue, Leyland

Offers Over £390,000

Ben Rose Estate Agents are delighted to present to the market this five bed detached residence. The five-year-old new development is unique in the area, offering a host of nearby shops and amenities, as well as being perfectly positioned for access to the M6, M61 and M65 motorways, ensuring major commercial centres such as Preston, Bolton and Manchester are easily accessible, whilst the nearby train station is similarly convenient for those who wish to commute via rail.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be accessed. Here you'll find the spacious dining area with space for a large family dining table and large front-facing windows letting ample light into the area. Further down the hall you'll find the convenient WC and modern lounge with feature fireplace and gorgeous French double doors leading out to the rear garden. The hall also gives access to the kitchen/diner which boasts a NEFF installation oven, second oven and heated drawer, integral hob, dishwasher and fridge freezer. You will also find additional double door access to the rear as well as access to the convenient utility room and external access to the side of the property. The ground floor benefits from karndean and Amtico flooring throughout.


Moving upstairs, you'll find five good sized bedrooms with the master and bedroom two benefitting from a dazzling three piece ensuite with walk in shower. Bedrooms three and five are currently used as an office space, perfect for those working from home. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a tarmac driveway for two vehicles leading to the double integrated garage. To the rear is a generously secluded garden area with a laid lawn and patio area for outdoor furniture as well as space for potted plants/shrubberies and shed storage.

All room dimensions are available on the Floorplan



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 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	