BEN ROSE



Assembly Avenue, Leyland

Offers Over £202,500

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom semi-detached home, ideally suited to families looking for comfortable living space both inside and out. Situated in the popular town of Leyland, Lancashire, the property boasts a spacious kitchen diner, a bright conservatory, a private en-suite to the master bedroom and, most notably, a generous south-facing rear garden, perfect for enjoying the sunshine throughout the day. The well-balanced accommodation offers excellent potential for family life, with a practical layout that lends itself to both everyday routines and entertaining. Leyland provides a fantastic range of local amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, while a selection of nearby schools makes the area particularly appealing to families. Leyland railway station offers convenient rail connections towards Preston and Manchester, while local bus services provide further links to neighbouring towns and surrounding areas. For those commuting by car, the nearby M6, M61 and M65 motorways offer access across Lancashire and the wider North West, with Preston, Chorley and other popular destinations within easy reach. Combining a convenient location with versatile living accommodation and an impressive outdoor space, this property presents an excellent opportunity for buyers seeking a home in which to grow.

Entering the property, you are welcomed into the reception hall, where the staircase leads to the first floor and a doorway to the right opens into the spacious front lounge. This inviting reception room features a large front-facing window, allowing natural light to fill the space, while the vinyl plank flooring provides a practical and attractive finish. A door positioned towards the rear left of the lounge leads through to the generously sized kitchen diner, creating a natural flow between the main living areas. Offering ample room for a family dining table, this versatile space is fitted with a modern kitchen incorporating a range of integrated appliances, while polished tiled flooring adds a sleek touch. The dining area provides an ideal setting for family meals and social gatherings, with glazed double doors opening into the conservatory beyond. Conveniently positioned just inside the kitchen, an opening to the right leads to the downstairs WC, fitted with a two-piece suite and tiled flooring. Additional practicality is provided by useful understairs storage, accessed through a door within the dining area. Continuing through the glazed double doors, the conservatory offers a bright and versatile additional reception space, with glazed roofing allowing natural light to flood the room. Finished with vinyl plank flooring, it could serve as a relaxing sitting area, playroom or additional dining space, while sliding patio doors provide direct access to the rear patio and garden, making it particularly enjoyable during the warmer months.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from a large front-facing window, creating a light and airy atmosphere. The room is further enhanced by a private three-piece en-suite, complete with a generous shower enclosure and tiled flooring, offering added convenience and privacy. Bedrooms two and three are both positioned to the rear of the property and feature rear-facing windows, providing comfortable accommodation for children, guests or those requiring a dedicated home office. Completing the first floor is the three-piece family bathroom, which benefits from tiled flooring and provides a practical space for the household's daily needs. With three bedrooms, an en-suite and a separate family bathroom, the layout is well suited to growing families and offers flexibility as household needs evolve.

Externally, the property benefits from a front driveway providing off-road parking for one vehicle, with gated access alongside the home leading through to the rear garden. A flagged pathway leads towards the front entrance, bordered by a narrow gravelled section to the left and an area of artificial grass to the right, creating a neat and low-maintenance approach. Moving around to the rear, you will discover a particularly appealing outdoor space, with a flagged patio directly outside the conservatory offering an ideal spot for outdoor dining, entertaining or relaxing in the sunshine. There is also a wooden garden shed, providing useful additional storage. A raised border separates the patio from the substantial south-facing lawn, creating a natural division between the seating and garden areas while leaving plenty of space for children to play and families to enjoy outdoor activities. Enclosed by fencing along all three sides, with a gravelled border running across the rear boundary, the garden offers a good degree of privacy and an excellent setting for enjoying sunny afternoons and summer evenings. With its generous south-facing garden, versatile conservatory, well-proportioned bedrooms and practical family layout, this attractive semi-detached home is an excellent choice for buyers seeking a property with plenty to offer both inside and out.





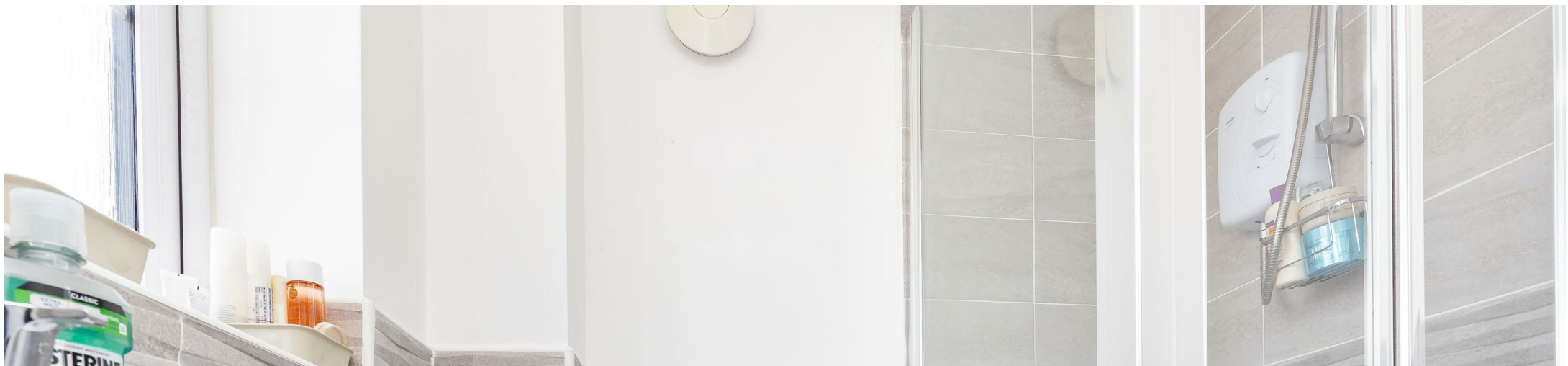
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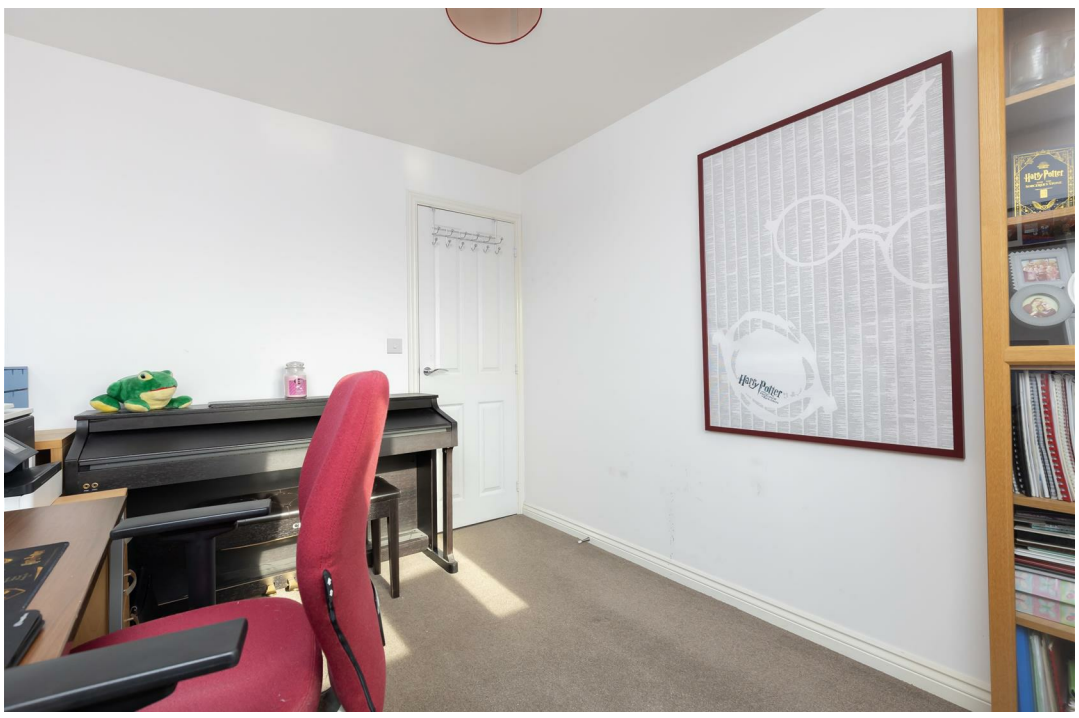





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for today
Learn
from yesterday
Hope
for tomorrow


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STERINE
TOTAL CARE
ETH & GUM




Harry Potter


Harry Potter
Harry Potter
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You are so loved





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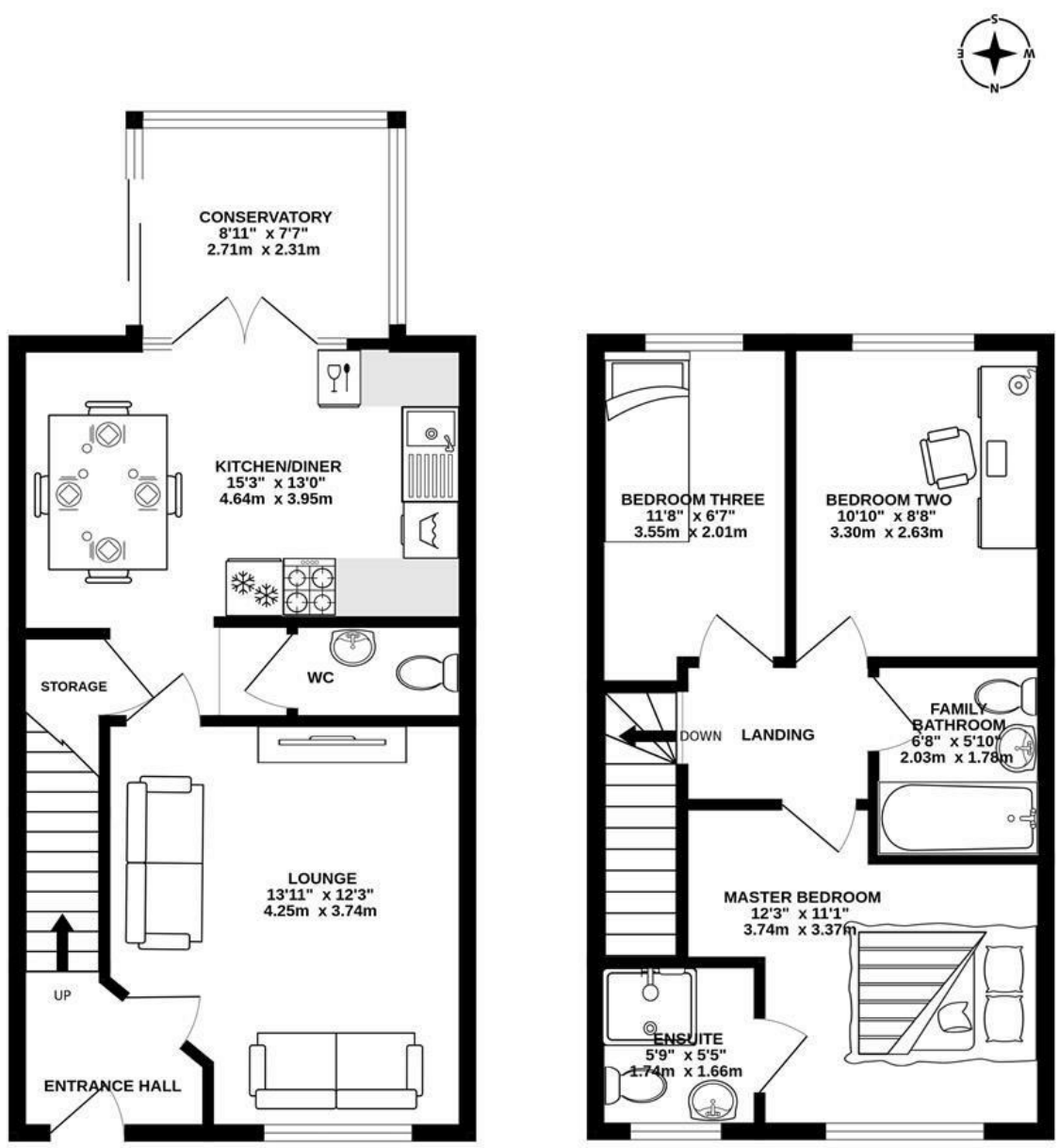


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GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

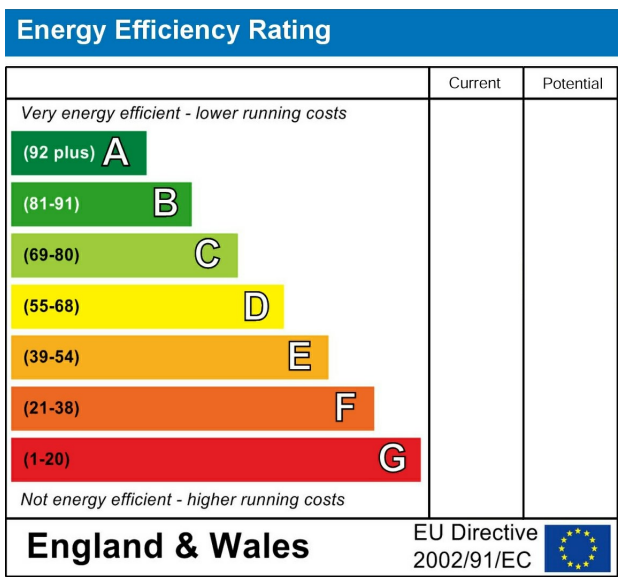
1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.

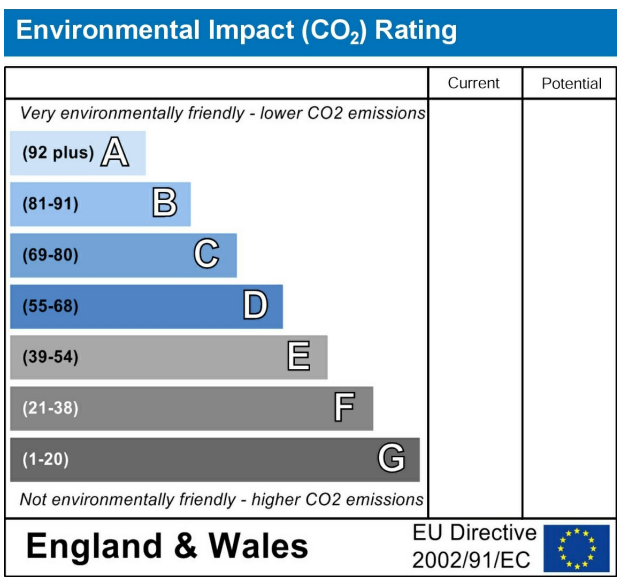


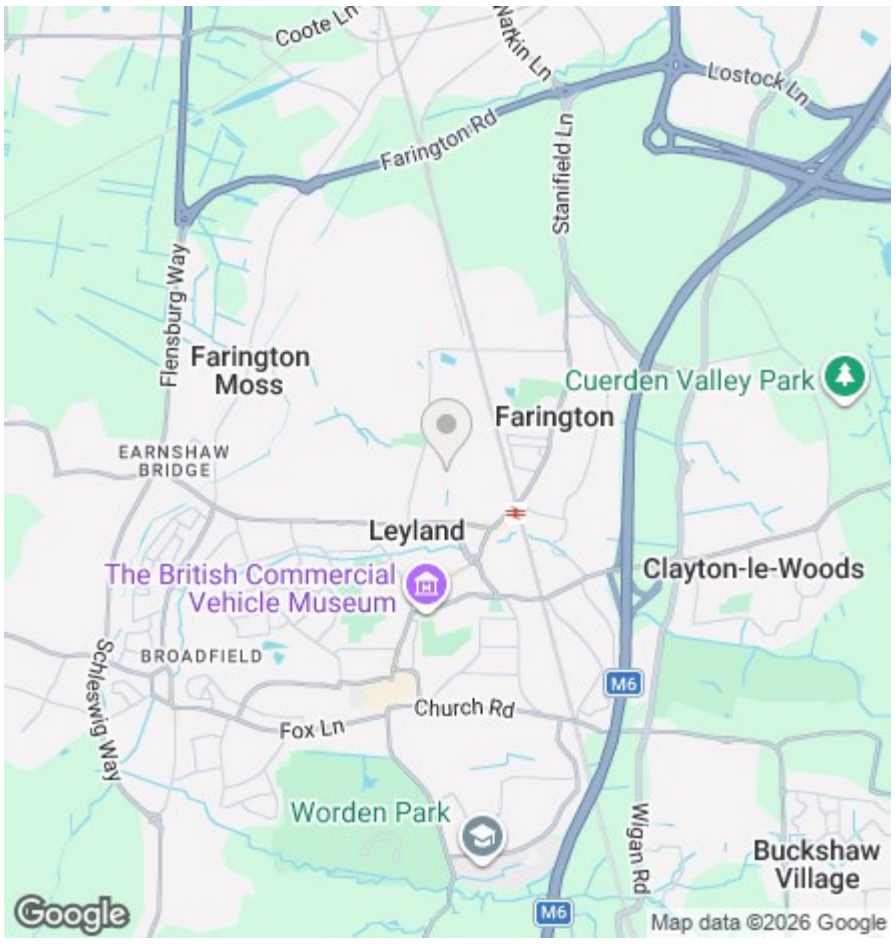
TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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.







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