



Dallington Avenue, Leyland

£180,000

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom end-terrace home, offering bright and spacious accommodation that is ideally suited to first-time buyers, couples or those looking to downsize. Designed with modern living in mind, the property boasts a generous open-plan layout, excellent natural light throughout and the added benefit of solar panels, helping to improve energy efficiency and reduce running costs. Situated in a convenient residential area of Leyland, the home is within easy reach of a fantastic range of local amenities, including supermarkets, independent shops, cafés, restaurants and well-regarded schools. Leyland town centre is just a short distance away, whilst Leyland Railway Station provides direct rail links to Preston, Manchester and Liverpool. Excellent bus services operate throughout the area, and the nearby M6, M61 and M65 motorway networks offer superb connectivity to Preston, Chorley, Blackburn and beyond, making this an excellent location for commuters.

Stepping through the entrance hall, you'll find the staircase leading to the first floor alongside access into the heart of the home. The impressive open-plan lounge, kitchen and dining area offers a fantastic social space, flooded with natural light from multiple windows and providing ample room for both comfortable seating and a family dining table. The well-equipped kitchen features plenty of cupboard storage and generous worktop space, making it both practical and functional for everyday living. Continuing through the property, an internal hallway provides access to the rear garden, along with the convenience of a ground floor WC.

To the first floor, the landing gives access to two generously sized double bedrooms, both of which benefit from built-in storage, helping to maximise the available space. The second bedroom enjoys the added advantage of dual windows, creating a bright and airy feel throughout. Completing the accommodation is the modern three-piece family bathroom, finished to provide everything needed for everyday comfort.

Externally, the property enjoys excellent kerb appeal with a double driveway to the front, providing off-road parking for two vehicles, alongside neatly paved walkways leading to the entrance. To the rear, the enclosed garden has been thoughtfully arranged with a generous paved seating area, perfect for outdoor dining and entertaining, complemented by a well-maintained lawn, flower beds and a practical garden shed for additional storage. Surrounded by secure fencing, the garden offers a private outdoor space. Combining spacious accommodation, energy-efficient features and a highly convenient location, this fantastic home presents an excellent opportunity for first-time buyers and couples looking to step onto the property ladder.







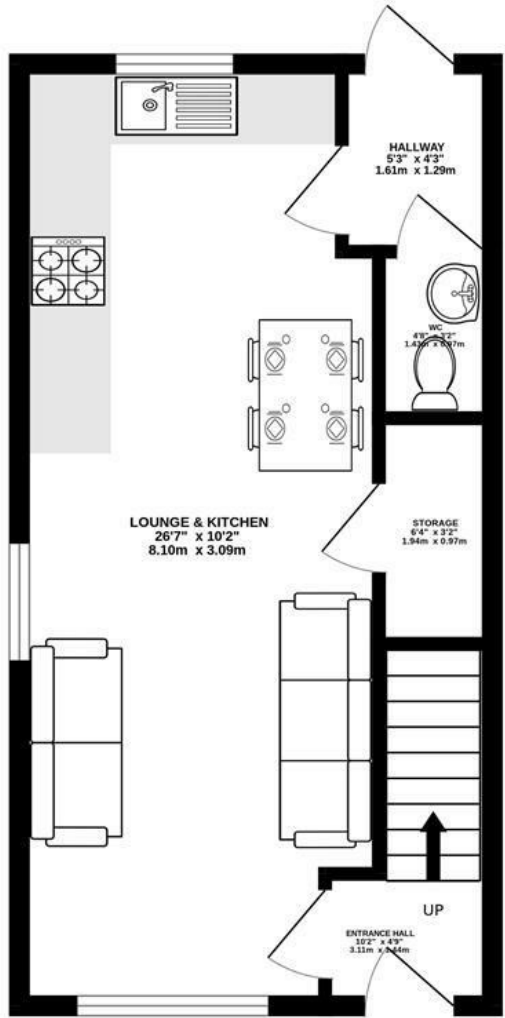




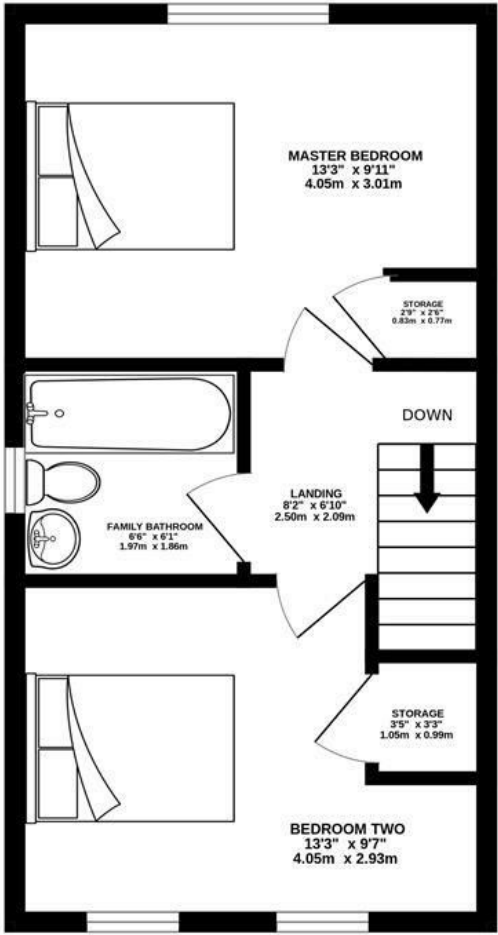


BEN ROSE

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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.
Made with Metropix ©2026



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		
	74	79
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	

