



## Avocet Court, Leyland

£325,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, perfectly situated in a sought-after residential area of Leyland. This delightful property offers modern family living with spacious interiors and a practical layout that will appeal to both growing families and professional couples. Ideally positioned, the home enjoys easy access to a wide range of local amenities including supermarkets, schools, cafés, and leisure facilities. Excellent travel links are also close by, with Leyland train station providing direct routes to Preston and Manchester, while the nearby M6 and M65 motorways offer superb connectivity for commuters. The town centre is only a short distance away, and neighbouring hubs such as Preston and Chorley are easily accessible for further shopping, dining, and entertainment options.

Stepping inside, you are welcomed by an inviting entrance hall that sets the tone for the rest of the property. To the front sits the main lounge, a bright and comfortable space ideal for everyday family living. Adjacent is a second lounge—equally versatile—well-suited as a playroom or snug. Continuing through, you'll find the contemporary open-plan kitchen/diner, fitted with modern cabinetry and several integrated appliances, creating a stylish setting for both cooking and entertaining. The kitchen leads conveniently through to a dedicated utility room offering additional storage and appliance space, along with a useful WC.

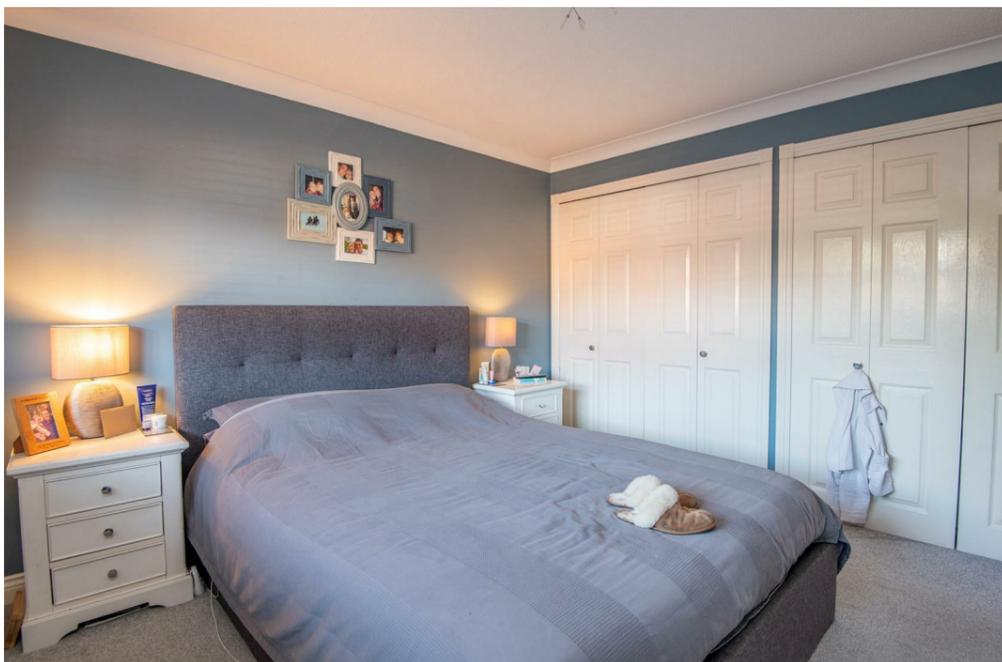
Heading up to the first floor, the central landing provides access to four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and its own en suite, adding a touch of luxury and privacy. The remaining bedrooms offer excellent flexibility, with the fourth bedroom lending itself perfectly to an office or nursery if desired. Completing this floor is the modern three-piece family bathroom, designed with neutral tones for a relaxing feel.

Externally, the property boasts strong kerb appeal with a double driveway providing ample off-road parking, complemented by a neat lawned frontage. To the rear, the generous, fully fenced garden features an expansive lawn and a welcoming patio area—an ideal space for outdoor dining, children's play, or relaxing in the warmer months.

Overall, this is a superb family home offering modern comfort, versatile living spaces, and an excellent location close to all that Leyland has to offer. Early viewing is recommended to truly appreciate the quality and practicality of this lovely property.





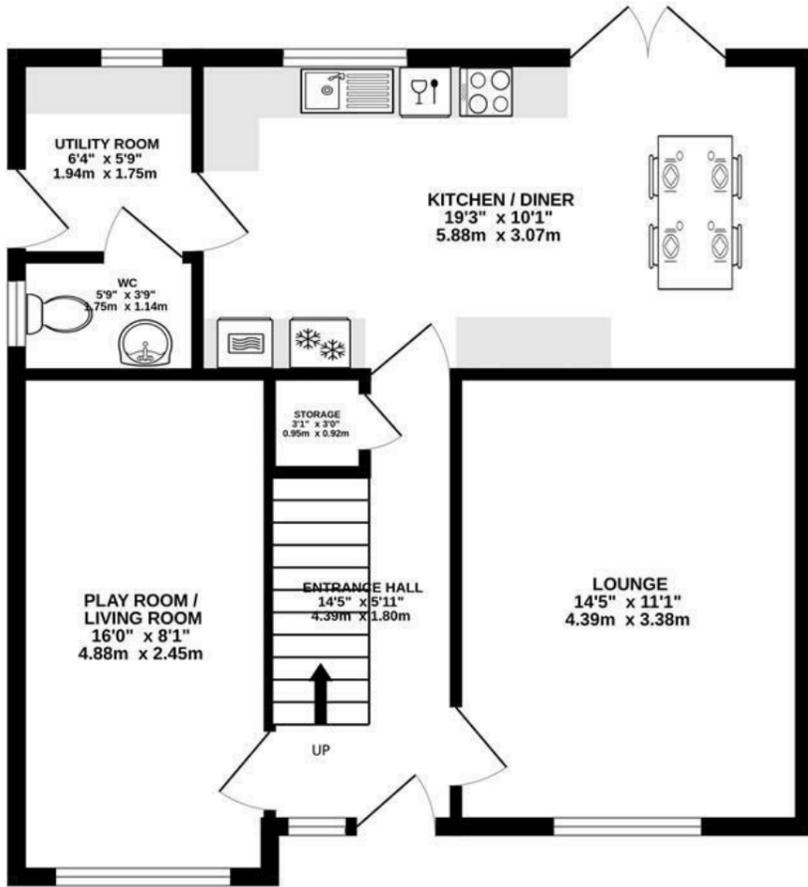




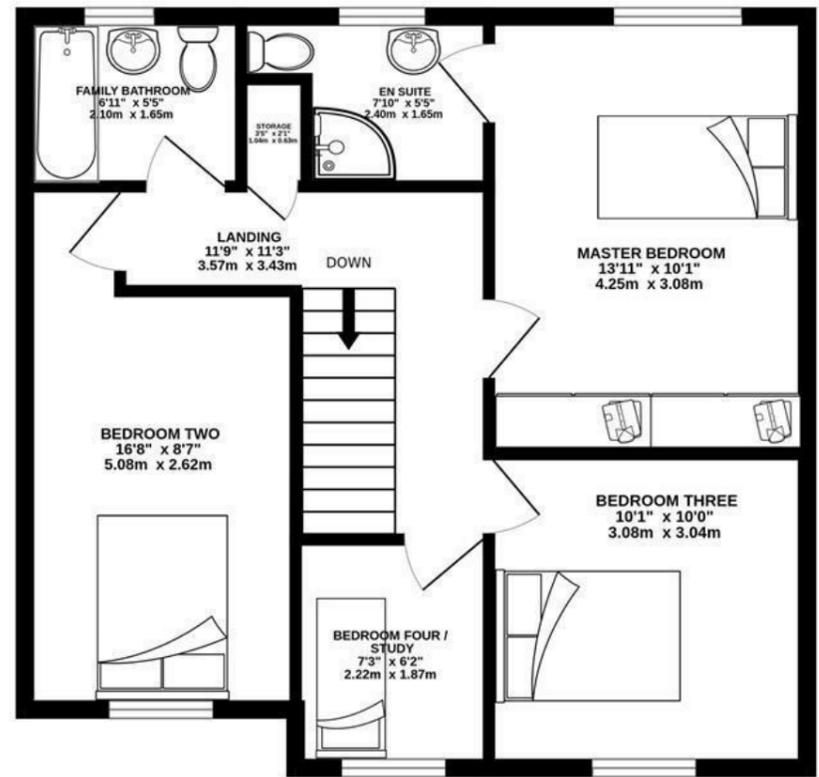




GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		77	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

