



## **Cloughton Avenue, Leyland**

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached home, located in a peaceful cul-de-sac in Leyland, Lancashire and offered with no onward chain. While the property would benefit from modernisation, it offers excellent potential for buyers looking to put their own stamp on a home and create a fantastic long-term family residence.

Situated within easy reach of Leyland town centre, the property benefits from excellent transport links, including nearby train stations, convenient bus routes, and easy access to the M6 and M61 motorways. Families will also appreciate the wide range of local amenities, reputable schools, and nearby parks, with the popular Worden Park just a short drive away.

Stepping into the property, you are welcomed into the bright entrance hallway where a staircase leads to the upper level. On the left, you will find the spacious lounge which features a central fireplace and a large window overlooking the front aspect. The lounge flows through to the dining room, offering ample space for a family dining table, with a single door leading into the kitchen. The kitchen provides ample storage with an integrated oven and hob, and a further single door leads out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, all benefiting from integrated storage. A two-piece family bathroom and a separate WC complete this level. The property also benefits from having a fully boarded loft space with lighting, which is perfect for extra storage.

Externally, the front of the property boasts a well-maintained lawn alongside a sizeable driveway providing off-road parking for multiple vehicles. The driveway extends down the side of the property leading to the single detached garage at the rear, which is equipped with power and lighting and accessed via an up-and-over door. To the rear is a generously sized garden featuring a large lawn and patio area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





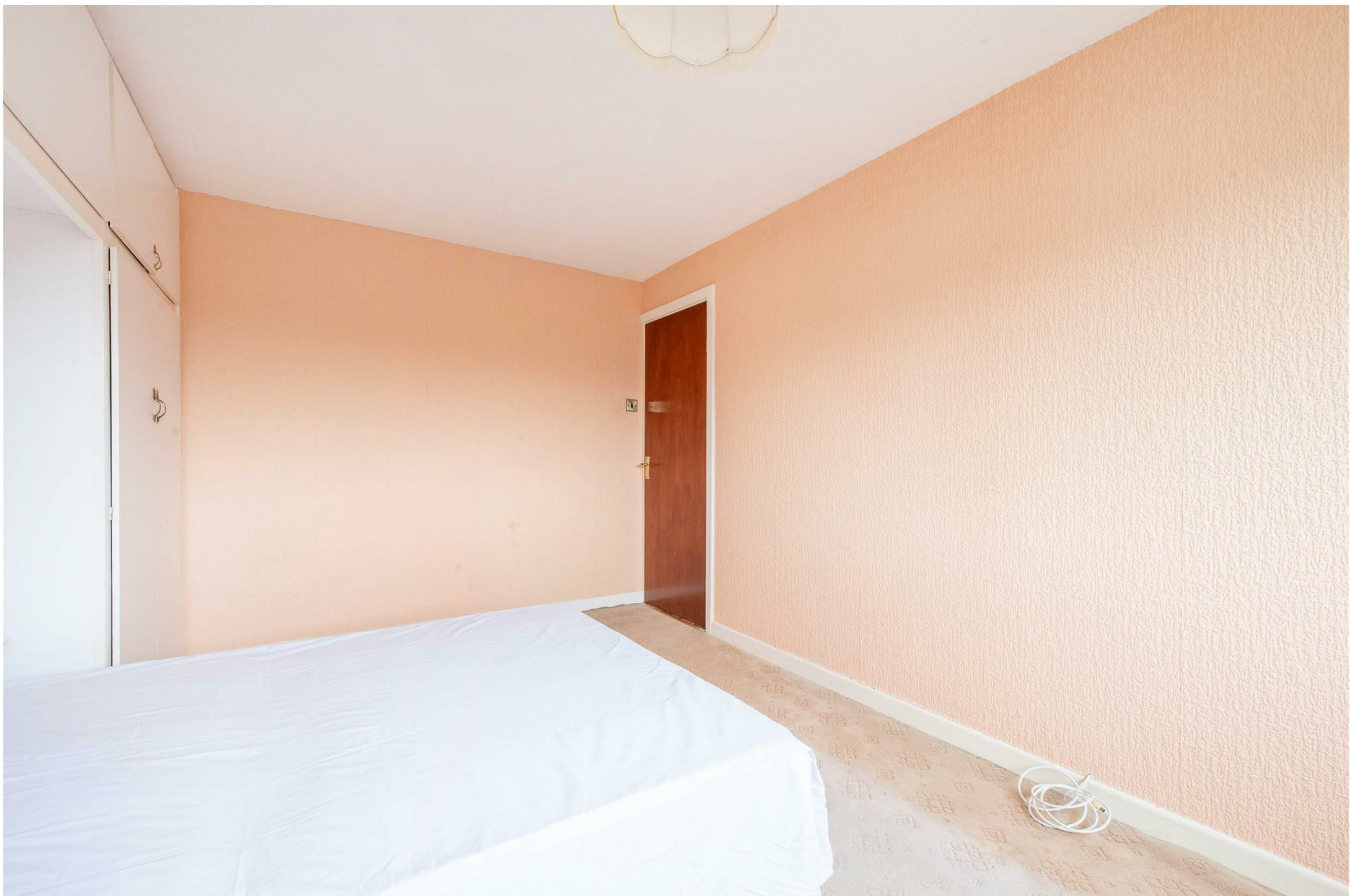
















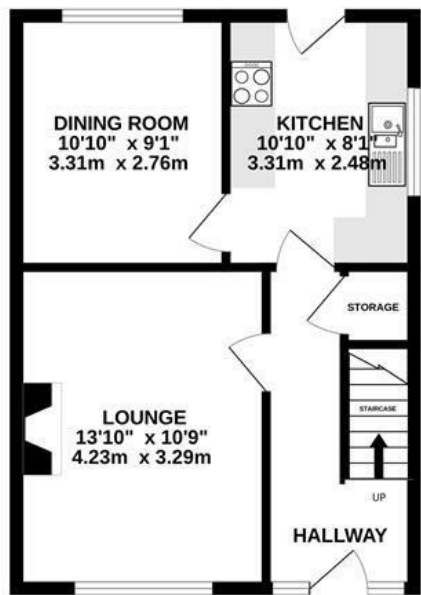




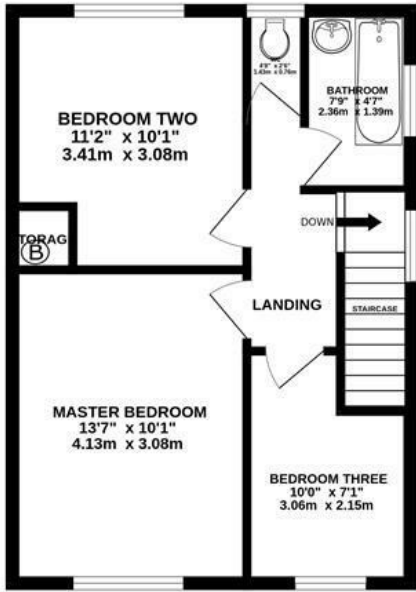


# BEN ROSE

GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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.  
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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 |                         |           |
|                                             | 60                      | 66        |
| 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 |           |

