



**SWITCH**  
ESTATE AGENTS



32 Ashurst Road, Leyland, PR25 5TS

**Offers over £199,950**

- Modern three-bedroom semi-detached home in a quiet Clayton Le Woods cul-de-sac
- Spacious open-plan lounge and dining area, perfect for family living
- Front and rear gardens with large driveway and detached garage
- Close to local schools including Lancaster Lane, Clayton-le-Woods Primary and Balshaw's CE High School
- Conveniently located near shops, supermarkets, and bus routes
- Three good-sized bedrooms and modern family bathroom
- Contemporary fitted kitchen with plenty of workspace
- Generous plot providing space for outdoor activities
- Excellent access to M6, M61, and M65 motorways for commuting
- Viewing highly recommended

32 Ashurst Road, Leyland, PR25 5TS  
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# 32 Ashurst Road, Leyland PR25 5TS

A fantastic opportunity to purchase a modern three-bedroom semi-detached home located in a quiet cul-de-sac in the highly sought-after Clayton Le Woods area. Ideal for first-time buyers or families, this property offers well-proportioned living space, a generous plot, and excellent access to local amenities and transport links.

The ground floor comprises a bright and welcoming entrance hallway leading to a spacious open-plan lounge and dining area, perfect for family living and entertaining. The modern kitchen is fitted with contemporary units and provides plenty of workspace. Upstairs, there are three good-sized bedrooms and a modern family bathroom with a bath and overhead shower.

Outside, the property benefits from both front and rear gardens, providing space for outdoor activities or gardening, as well as a large driveway capable of accommodating multiple vehicles and a detached garage offering additional storage or workshop space.

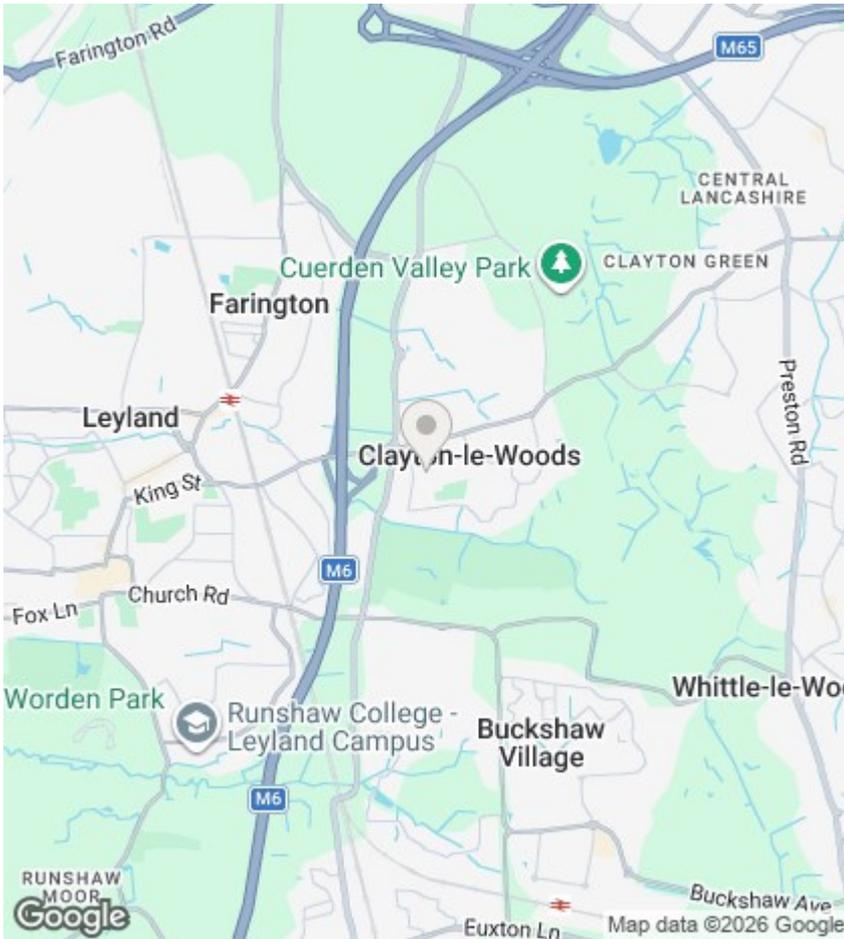
The home is ideally positioned for commuting, with easy access to the M6, M61, and M65 motorways, making travel across Lancashire and beyond straightforward. Local schools, including Clayton-le-Woods Primary, Lancaster Lane, and Balshaw's CE High School, are all within easy reach. For leisure and outdoor activities, Cuerden Valley Park is nearby, offering walking trails, cycling routes, and family-friendly spaces. Shops, supermarkets, and bus routes are all conveniently close, adding to the practicality of this location.



Council Tax Band: B







## Directions

## Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

## EPC Rating:

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