



Parkhurst Avenue, Leyland

£475,000

Ben Rose Estate Agents are delighted to present to market this immaculately presented four-bedroom detached family home, situated on a highly sought-after development in Leyland. Ideal for families, the home offers spacious and versatile living accommodation throughout and enjoys a prime location close to a wide range of local amenities, including shops, restaurants, and everyday essentials. Excellent transport links are also on hand, with convenient access to the M6, M61, and M65 motorways, providing easy connections to Preston, Bolton, Manchester, and beyond.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located alongside the staircase to the upper level. On the left, you will enter the spacious lounge, which features a striking central media wall with an integrated fireplace and a large window overlooking the front aspect. Moving through, you will enter the true heart of the home, a stunning open plan kitchen, dining and family room. Spanning the full width of the property, this impressive space benefits from underfloor heating and incorporates a contemporary fitted kitchen offering ample storage with fully integrated appliances, including a hot tap, fridge, freezer, combi oven, hob, dishwasher, and wine fridge. The dining area comfortably accommodates a large family dining table, with central patio doors opening directly onto the rear garden. This space also includes a versatile family area, ideal for an additional sitting room or playroom.

Moving upstairs, you will find four well proportioned bedrooms. The master suite benefits from integrated storage and a private ensuite shower room. Bedroom two features bespoke fitted wardrobes and a dedicated dressing area, making it an ideal dressing room. Completing this level is a modern three piece family bathroom with an over the bath shower.

The home also includes a fully boarded loft with convenient pull down ladder access, providing excellent additional storage.

Externally, to the front is a well maintained garden alongside a private driveway providing off road parking. This leads to the attached double garage, which is equipped with power and lighting and features electric up and over doors, offering further parking and storage space.

To the rear is a generously sized garden, featuring a spacious lawn and flagged stone patio areas, creating the perfect setting for relaxing or entertaining.

Early viewing is highly recommended to appreciate the standard of this beautiful home and to avoid potential disappointment.

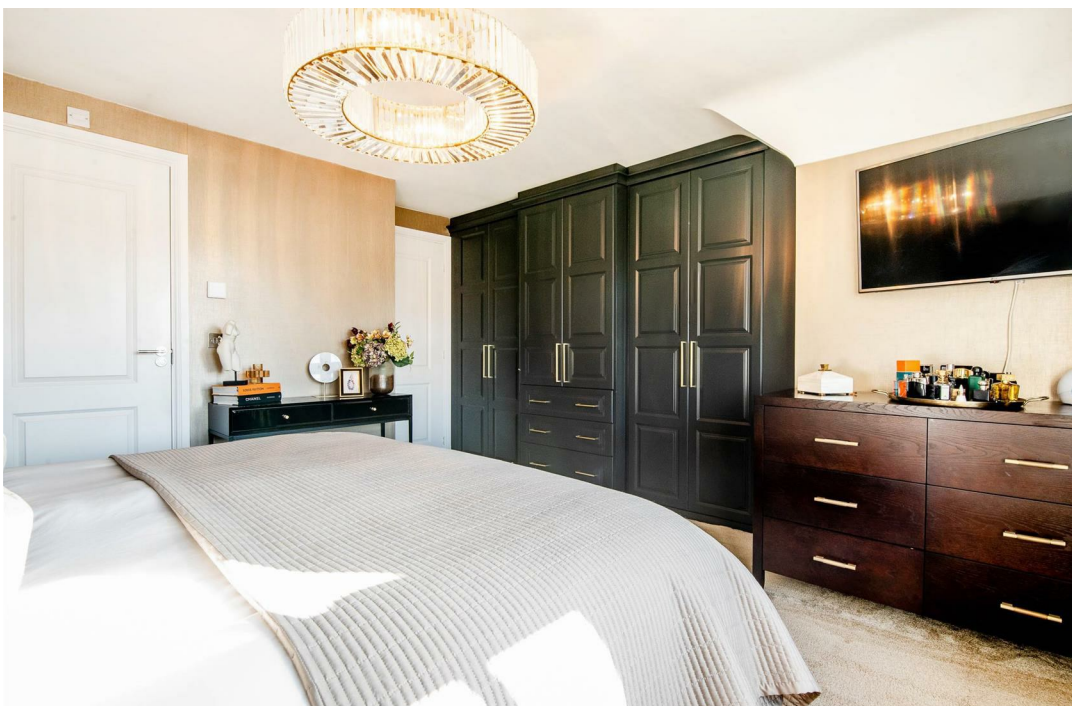




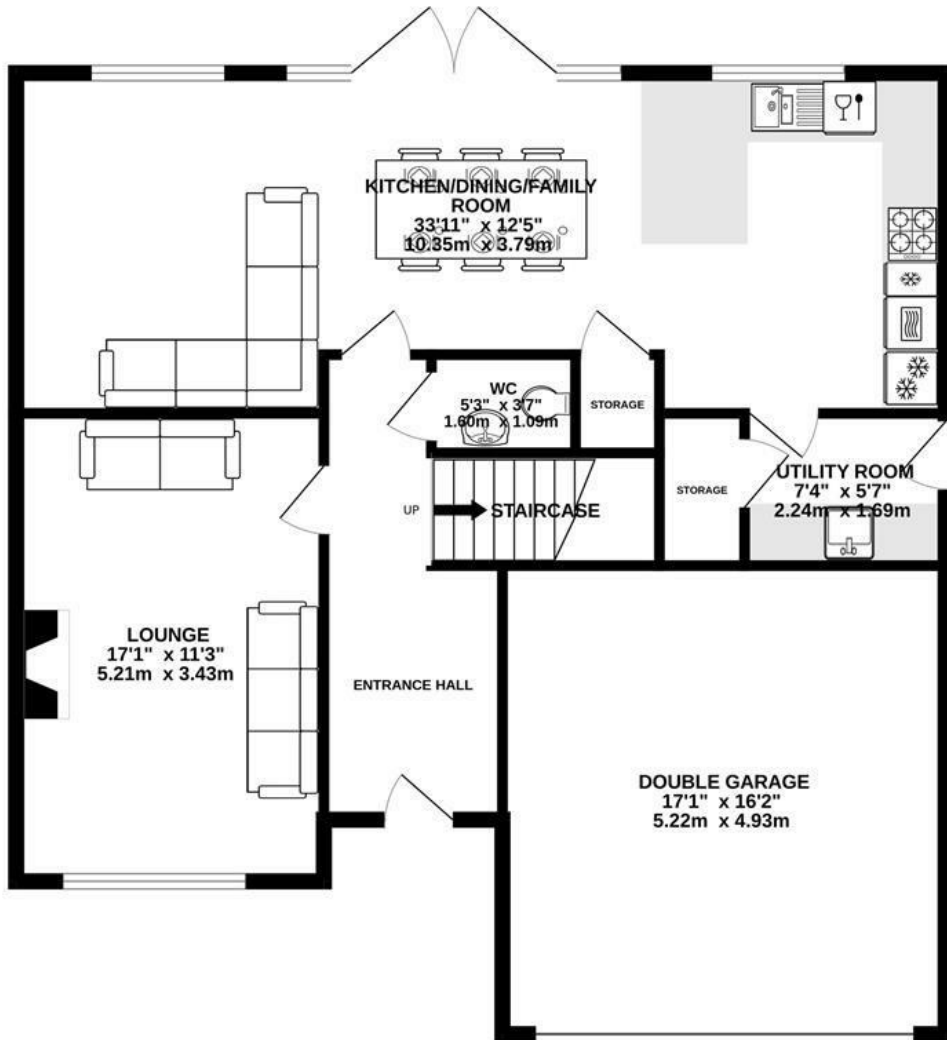




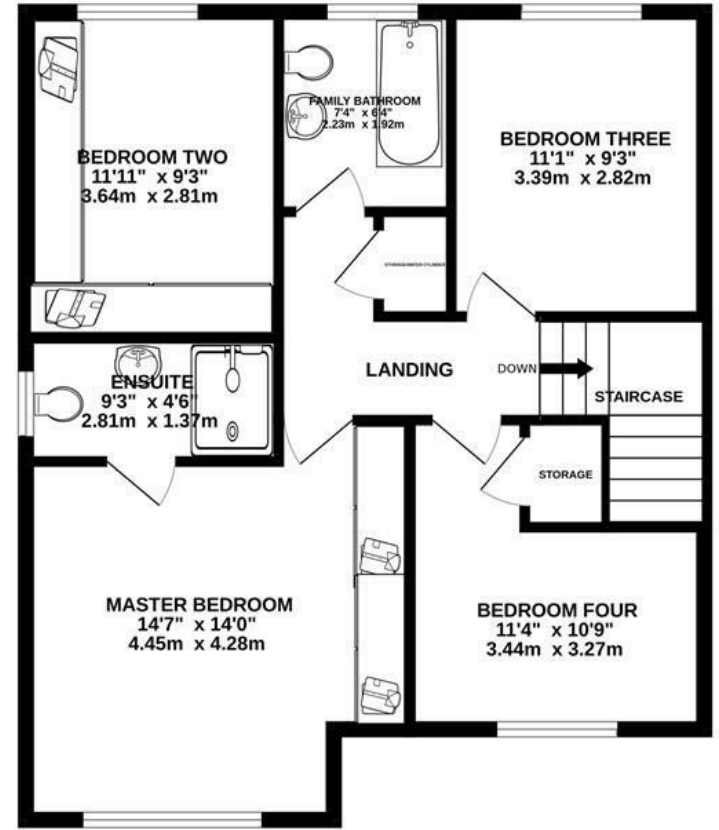




GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.

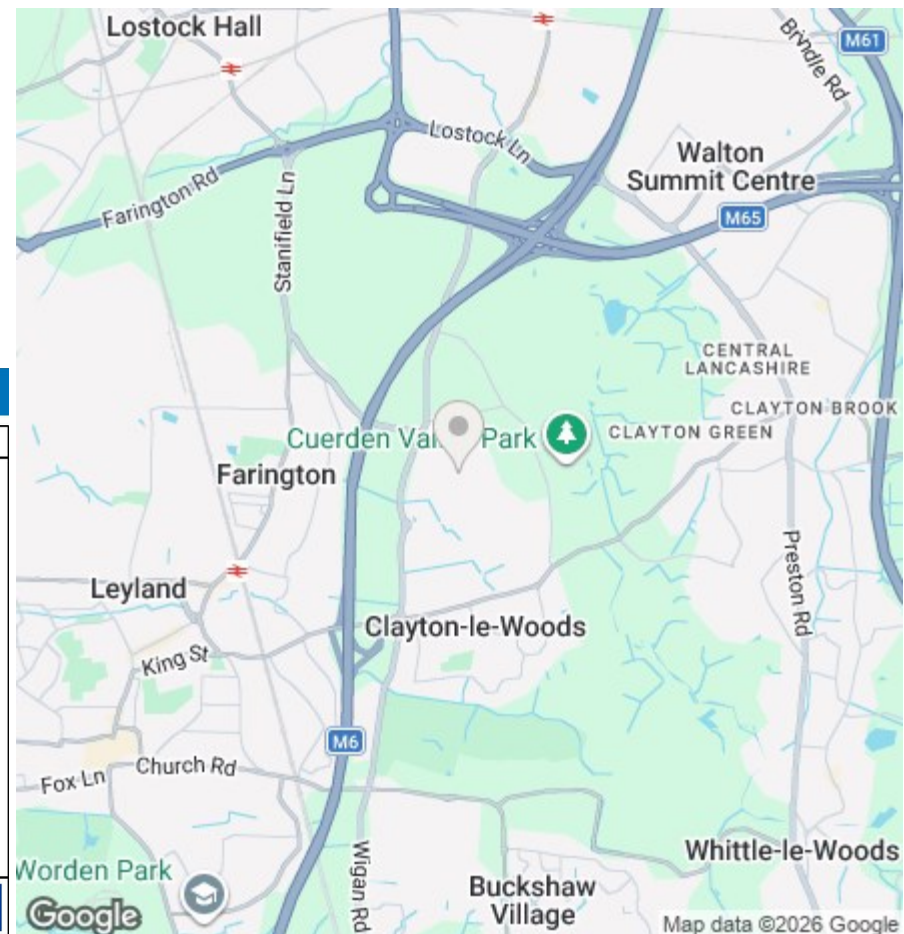


TOTAL FLOOR AREA : 1758 sq.ft. (163.4 sq.m.) approx.

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	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	