BEN ROSE

Hargreaves Avenue, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, offering generous and versatile accommodation throughout together with an exceptional, extensive linear rear garden. Having been thoughtfully arranged to provide excellent space for modern family life, the property benefits from a spacious lounge, a contemporary kitchen diner, a converted section of the garage creating a versatile sitting room and three well-proportioned bedrooms, complemented by a luxury four-piece family bathroom. The home occupies an attractive position within the popular town of Leyland, which offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities, whilst the nearby Worden Park provides extensive green space and landscaped grounds ideal for family walks and outdoor activities. The British Commercial Vehicle Museum is also close to Leyland town centre, offering a notable local attraction and insight into the area's transport heritage. For commuters, Leyland railway station is conveniently positioned within the town and provides regular rail connections, while local bus services offer links towards surrounding areas including Preston, Chorley and Bamber Bridge. The property is also well placed for road connections, with the M6 providing convenient access towards Preston and further afield, whilst the M61 offers onward routes towards Bolton and Manchester. Leyland itself is approximately six miles from Preston city centre and around five miles from Chorley, making this an appealing location for families seeking both excellent local amenities and convenient access to the wider North West.

Stepping through the glazed porch and double doors, you are welcomed into a bright and airy reception hall, with the staircase positioned off and doors leading through to the principal living areas. To the right sits the spacious front lounge, which offers a warm and inviting setting for relaxing with the family and benefits from a large bay-fronted window, integrated wall alcoves and a remote-controlled gas fire, creating an attractive focal point. Continuing through the hall, you reach the generously sized kitchen diner, which provides an excellent heart to the home with ample space for a family dining table alongside the modern fitted kitchen. The kitchen benefits from a range of integrated appliances, whilst a window overlooks the rear garden and glazed double doors open directly onto the decking and garden beyond, creating a pleasant connection between the indoor and outdoor living spaces. Tiled flooring runs throughout the kitchen diner, adding both practicality and a smart finish. A further door leads through to the converted section of the garage, now utilised as a versatile sitting room. This useful additional reception space features an integrated storage unit and glazed double doors opening onto the decking and rear garden, making it ideal as a second lounge, children's playroom, home office or quiet retreat. A further door provides access to the remaining portion of the garage.

Moving upstairs, the first floor provides three well-proportioned bedrooms alongside the luxury four-piece family bathroom. The master bedroom enjoys a large front-facing window which allows plenty of natural light into the room, whilst a feature wood-panelled wall adds a stylish finishing touch. Bedroom two benefits from an integrated storage cupboard and dual-aspect windows, including one overlooking the extensive rear garden, providing a pleasant outlook and excellent natural light. Bedroom three also benefits from integrated storage, together with a front-facing window and its own feature wood-panelled wall, creating a comfortable and characterful bedroom space. Completing the accommodation is the impressive four-piece family bathroom, providing a well-appointed suite and excellent facilities for the household.

Externally, the property is approached via a generous paved driveway offering off-road parking for up to three cars and leading directly towards the integrated garage and glazed porch. The front garden is neatly enclosed, with a mature hedge forming the right-hand boundary and a wall defining the left, creating an attractive and private approach to the property. The outstanding rear garden, which is undoubtedly one of the property's most impressive features extends considerably in a linear arrangement, the garden is beautifully maintained, fully enclosed and offers a superb combination of lawned, paved and decked areas, providing plenty of space for children to play, outdoor entertaining and relaxing during the warmer months. The left-hand side is predominantly laid to lawn, whilst the right-hand section is paved, with further paving extending across the rear. A substantial decking area spans the back of the property and is directly accessible from both the kitchen diner and sitting room, creating a fantastic outdoor extension of the living accommodation. Midway down the garden, a charming wooden archway is beautifully covered with mature climbing plants, adding a wonderful sense of character and definition to the space. Raised planted borders, mature shrubs and established bushes run throughout the garden, while an open-air timber seating area is tucked away within the rear right-hand corner, providing a secluded spot to sit and enjoy the surroundings. Meticulously maintained and exceptionally well presented, this remarkable garden offers a rare combination of space, privacy and versatility. With its attractive presentation, generous three-bedroom accommodation, additional sitting room created from the garage conversion and truly impressive garden, this is a superb family home that offers both practical everyday living and excellent entertaining space, making it an ideal choice for families looking to settle within the highly regarded Leyland area.

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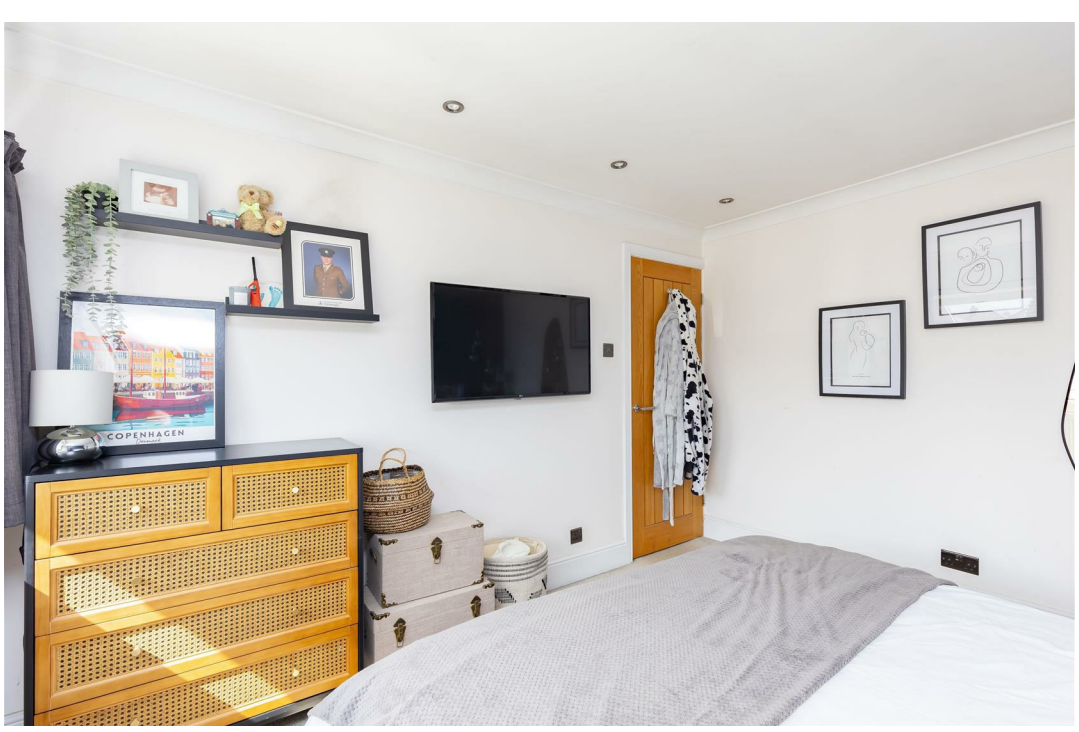

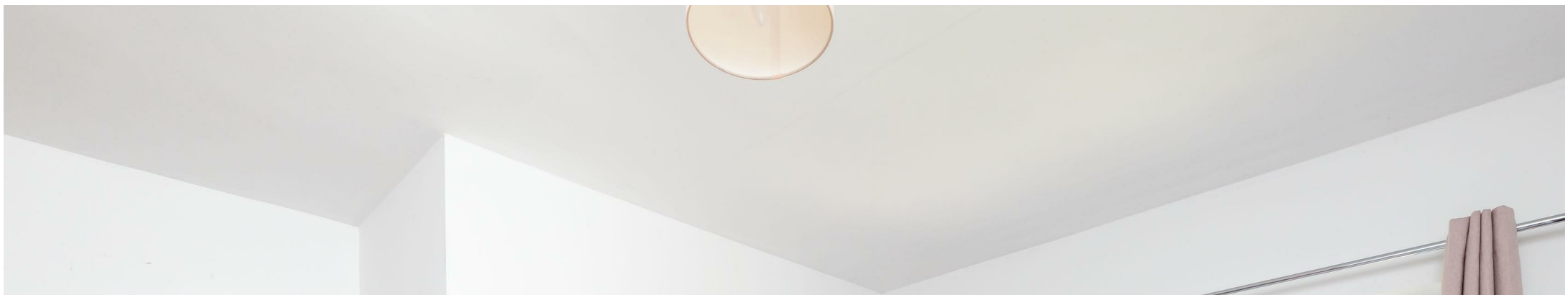
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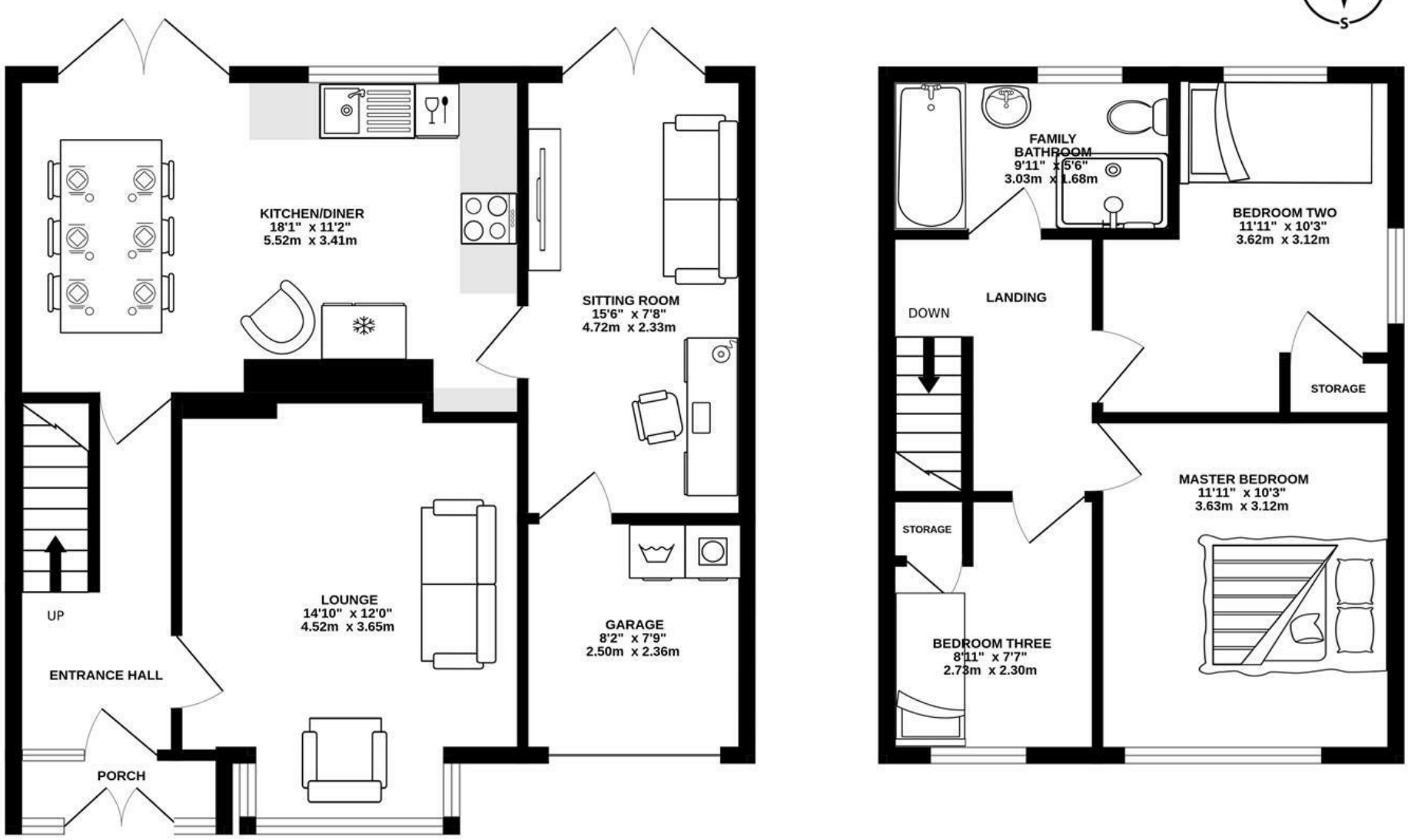
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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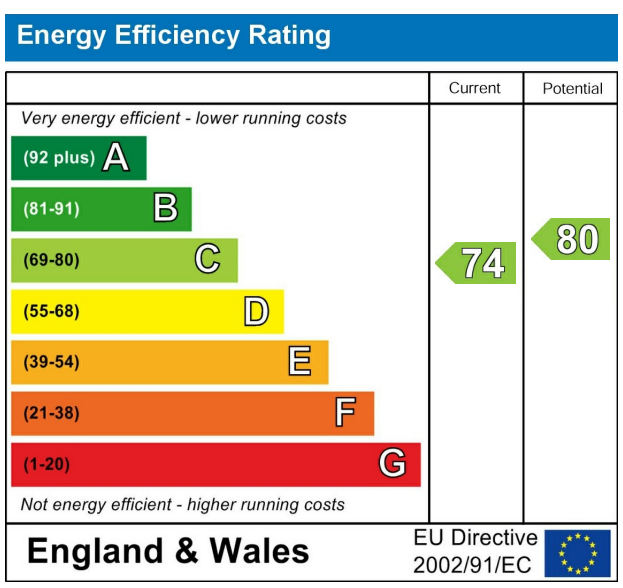

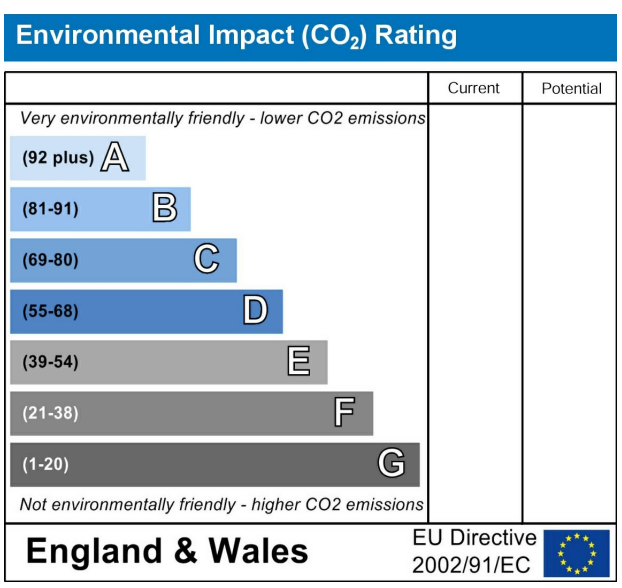

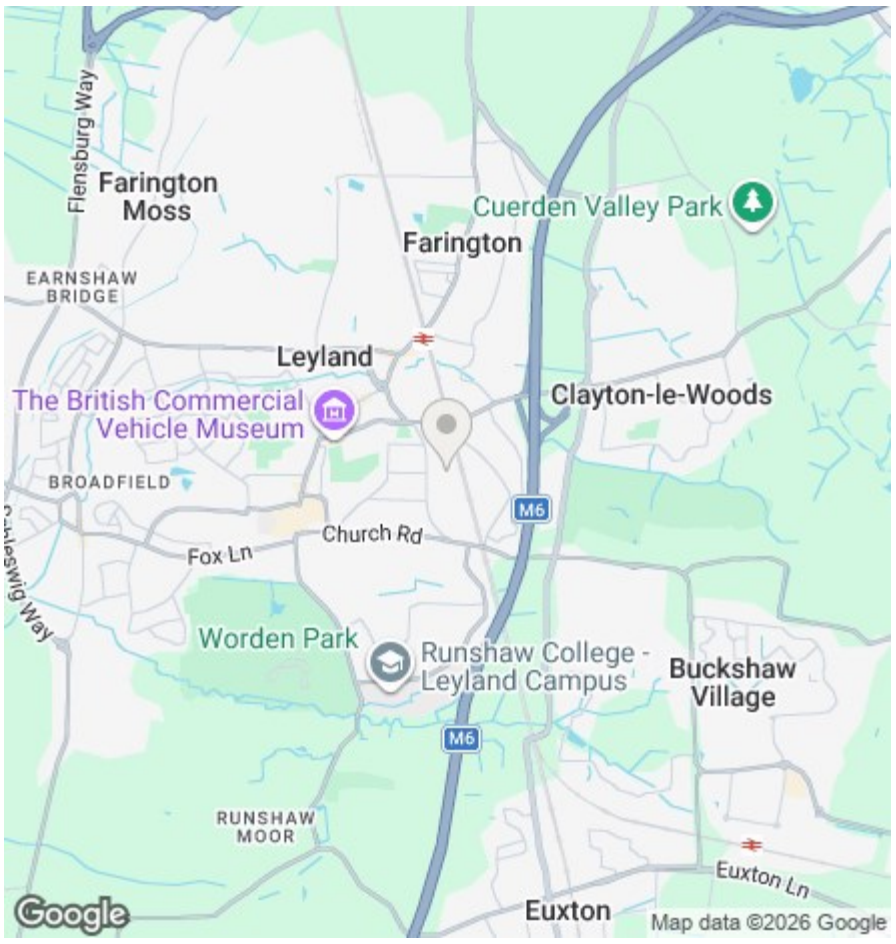

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