



Young Avenue, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom end terrace family home, offering well-proportioned accommodation together with an exceptionally generous linear rear garden and substantial outbuilding. The property provides a charming blend of character and modern family living, with attractive features including a bay-fronted lounge, inglenook fireplace with exposed brickwork and a modern kitchen diner. Situated in a popular residential location in Leyland, the home is ideally placed for a wide range of everyday amenities, with local shops, supermarkets, schools and leisure facilities all within easy reach. Leyland town centre is nearby and offers a comprehensive selection of shops, cafés, restaurants and services, whilst the surrounding towns of Chorley and Preston are also easily accessible. For commuters, Leyland railway station provides regular services towards Preston, Manchester and Liverpool, whilst excellent road connections can be found via the nearby M6 and M61 motorways. The area also benefits from a range of local bus services, making this a particularly convenient location for families and commuters alike.

Stepping inside, the welcoming reception hall is bright and airy, with the staircase positioned off the hallway and access leading through to the lounge. The spacious front lounge is a charming and inviting room, centred around a feature inglenook fireplace with exposed brickwork and a stone flagged hearth, whilst a large bay-fronted window floods the room with natural light. From here, a large opening leads through into the kitchen diner, creating a sociable flow between the principal living spaces. The kitchen diner provides ample room for family dining and is fitted with a modern range of units incorporating a selection of integrated appliances. Polished tiled flooring and tiled splash backs provide a smart and practical finish, whilst windows overlooking the rear and side aspects ensure the room remains naturally bright. A door provides access to useful under-stairs storage, while an external door leads directly out into the rear garden, making the space particularly practical for everyday family life and entertaining.

Moving upstairs, the first-floor landing gives access to two well-proportioned bedrooms and the family bathroom. The master bedroom is a comfortable double room with a large window overlooking the front aspect, whilst a useful walk-in storage room provides excellent additional storage space. Bedroom two is positioned to the rear and benefits from views over the extensive garden. Completing the accommodation is a three-piece family bathroom, comprising a shower bath with overhead shower, wash hand basin and WC, providing a practical and well-equipped space for the household.

Externally, the property benefits from a generous frontage with a tarmacked forecourt providing parking for up to two cars. A large mature boundary hedge sits to the right, offering privacy and greenery, whilst a flagged pathway to the left continues down the side of the property to gated access into the rear garden. The rear is a particular highlight, boasting an impressive large linear garden that offers an abundance of outdoor space and considerable versatility. Immediately adjoining the house is a flagged patio area, from which the workshop/storage room can be accessed via an external door. Beyond this, the garden opens out into a substantial lawned area with planted borders before continuing further to another lawned section, providing plenty of space for children to play, outdoor entertaining or simply enjoying the garden. At the bottom is a further flagged area housing a large block-built outbuilding with a pitched timber roof, measuring approximately 9m x 4.5m and offering significant potential for use as a workshop, storage facility, home office or hobby space, subject to the necessary permissions. With its attractive internal accommodation, excellent family-friendly location, generous parking, extensive garden and exceptionally useful outbuilding, this is a superb opportunity to acquire a home that offers far more outside space and versatility than many properties of this type.













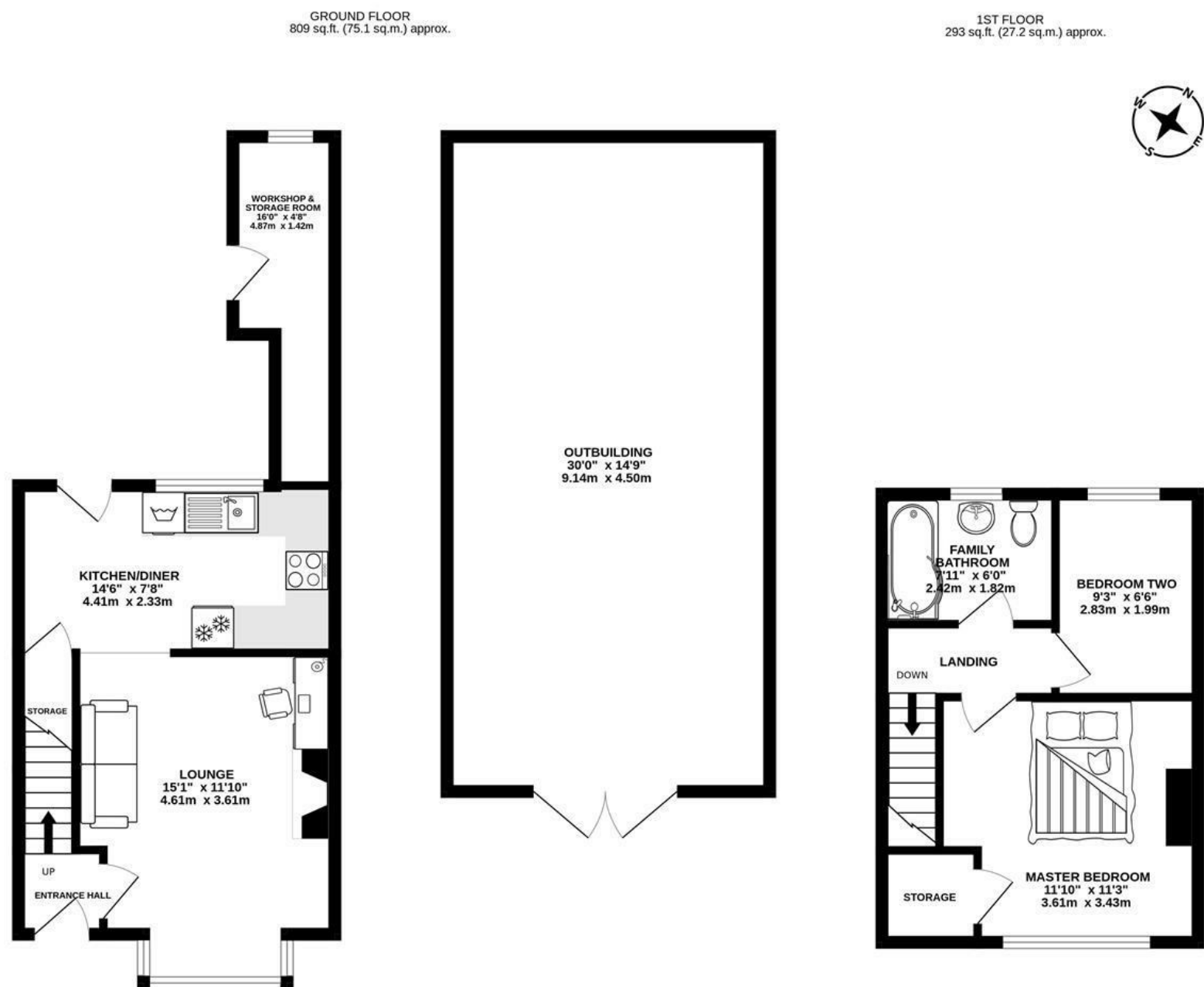








BEN ROSE



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

