



## Ashurst Road, Leyland

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the popular area of Leyland. Offering well-proportioned accommodation throughout, this property is an excellent opportunity for first time buyers looking to take their first step onto the property ladder. The home is conveniently placed for a range of everyday amenities, with Leyland town centre offering supermarkets, shops, cafés, restaurants and leisure facilities all within easy reach. There are also excellent transport links nearby, including Leyland railway station providing regular services towards Preston, Manchester and surrounding areas, whilst road users can quickly access the M6 and M61, making this a convenient base for commuting throughout Lancashire and beyond. Nearby towns including Chorley and Preston are also readily accessible, while Cuerden Valley Park provides a fantastic local destination for walks and outdoor recreation.

Entering through the front door, you are welcomed into a useful vestibule which leads through into the spacious lounge. This inviting reception room benefits from a feature fireplace, creating a natural focal point, while the staircase rises to the first floor and the space beneath provides an excellent opportunity for a dedicated study area. Towards the rear of the property is the open plan kitchen/diner, providing a practical and sociable space for everyday living and entertaining. The kitchen is fitted with a range of units and integrated appliances including an oven and dishwasher, whilst there is ample room for a dining table. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a seamless connection with the outdoor space.

Moving upstairs, the property offers three well-proportioned bedrooms, providing flexibility for first time buyers, couples or those requiring a home office or guest room. The principal bedroom benefits from fitted wardrobes, offering valuable storage without compromising on floor space, while bedroom three also features integrated storage. Completing the accommodation is a modern three-piece shower room, providing a contemporary and practical suite for the household.

Externally, the property benefits from a small front garden, thoughtfully planted and enhanced by a charming water feature, while the driveway runs down the side of the property and provides parking for up to three cars before leading to the detached garage/workshop at the rear. The secluded rear garden has been attractively landscaped to create a lovely outdoor space, incorporating a dedicated seating area, raised pond and gravelled section which offers an ideal position for a greenhouse or shed. Overall, this is a fantastic opportunity for first time buyers seeking a well-positioned home with generous parking, useful outside space and excellent access to the amenities and transport links Leyland has to offer.





















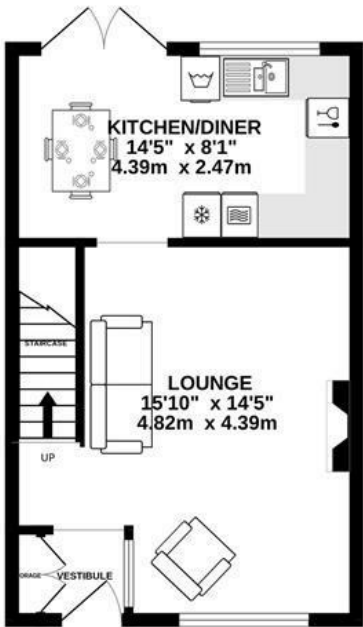




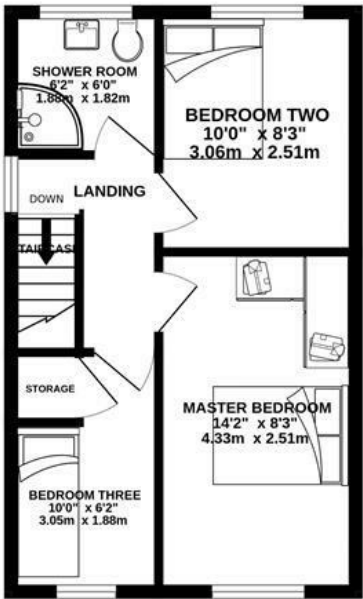


# BEN ROSE

GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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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) <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 |                                                                                                             |           |
|                                             | 75                                                                                                          | 82        |
| 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) <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 environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

