



Parkhurst Avenue, Leyland

£325,000

Ben Rose Estate Agents are delighted to present this immaculately presented three-bedroom detached home, situated in a highly sought-after development in Leyland. Ideal for families, the property enjoys a prime location with a variety of shops, restaurants, and essential amenities nearby. Outstanding transport links, including easy access to the M6, M61, and M65 motorways, provide quick connections to Preston, Bolton, and Manchester. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed by a bright entrance hallway, where you will find a convenient WC and the staircase leading to the upper level. To the right, you enter the spacious lounge, where a stunning feature media wall becomes the focal point. Continuing through, you reach the gorgeous kitchen/diner at the rear. This light and airy open-plan space boasts a contemporary fitted kitchen with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. A handy utility cupboard offers additional space for freestanding appliances. There is ample room for a large family dining table, and sliding patio doors open onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and an en-suite shower room. The modern three-piece family bathroom also features built-in storage, completing this floor.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles, leading to a single detached garage. At the rear, a lovely south-facing garden offers a neatly laid lawn and a flagged patio—perfect for relaxing and entertaining.







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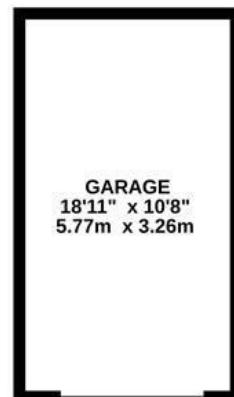




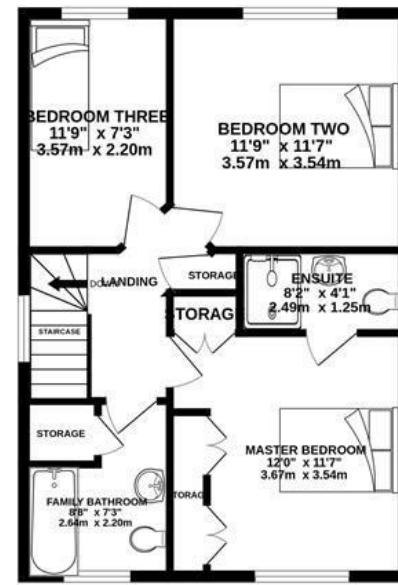
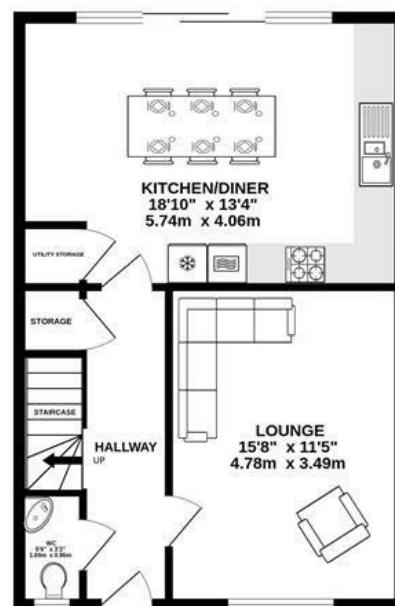


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GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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		
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	

