



## Dallington Avenue, Leyland

**Offers Over £375,000**

Ben Rose Estate Agents are delighted to present this stunning four-bedroom detached property, finished to an exceptional standard and offering generous living space throughout—perfect for a growing family. Nestled in a highly sought-after residential area of Leyland, this home enjoys close proximity to outstanding local schools, shops, and amenities. Excellent transport links are also within easy reach, with a nearby train station and access to the M6 and M61 motorways, making commuting effortless. Early viewing is highly recommended to avoid disappointment.

Stepping inside, the welcoming entrance hall provides access to most of the ground-floor rooms. To the right, the generously sized lounge is bathed in natural light from the large fronted bay window and flows seamlessly into the kitchen/dining area. Further along the hall, a well-appointed WC sits adjacent to the partially converted garage, which now serves as a fantastic cinema room, while the remaining space offers ample storage.

At the rear of the home, the expansive kitchen/dining room is a true highlight, featuring an abundance of wall and base units, an integrated hob, oven, and dishwasher, and plenty of space for a large family dining table. A set of patio doors leads directly to the garden, creating a perfect indoor-outdoor living experience. The adjoining utility room provides additional worktops, a sink, and space for a washer and dryer, with a secondary garden access point.

Upstairs, four generously sized double bedrooms provide ample accommodation. The master bedroom and bedroom two both benefit from their own beautifully finished three-piece en-suite shower rooms. A spacious landing leads to a handy airing cupboard and the stunning four-piece family bathroom, which boasts a bathtub and a standalone shower.

Recently redecorated throughout, the home boasts all-new bathrooms, a beautifully landscaped south-facing garden with a mix of lawn and paved areas, and a stylish pergola equipped with speakers, a TV, and a fire pit—ideal for outdoor entertaining. The property benefits from a peaceful and private setting, with no overlooking to the front, and a spacious driveway accommodating up to three cars. An EV charger is also conveniently positioned at the side of the garage.

This exceptional home offers a perfect blend of style, comfort, and practicality, making it an ideal choice for modern family living.





































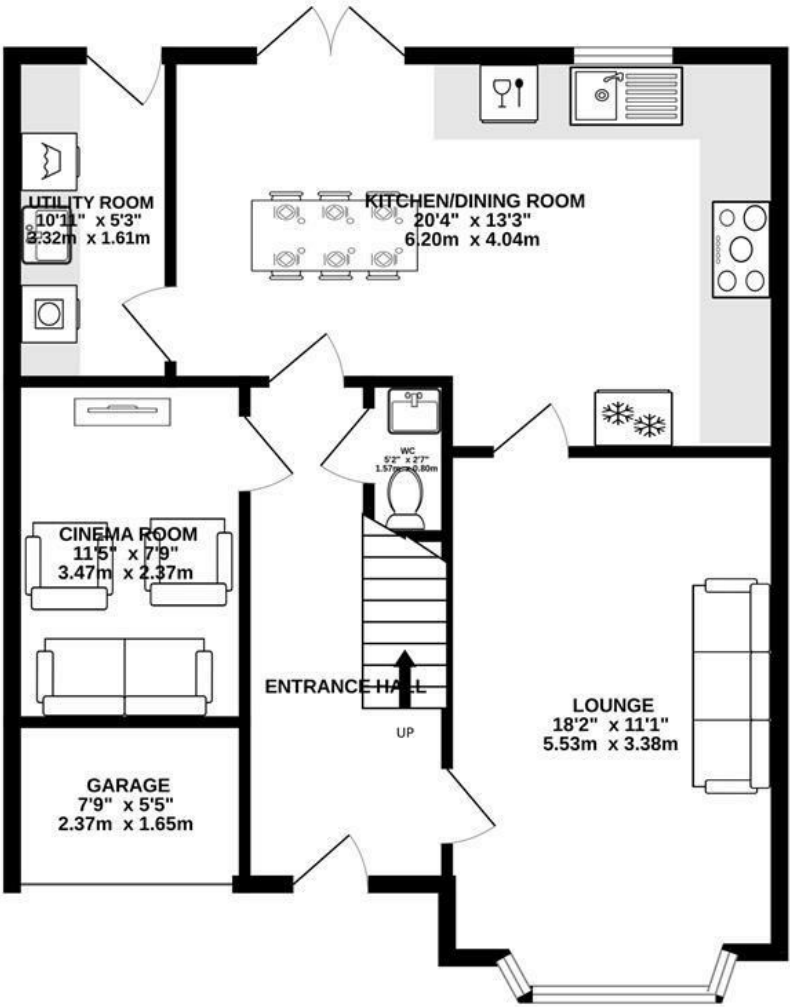




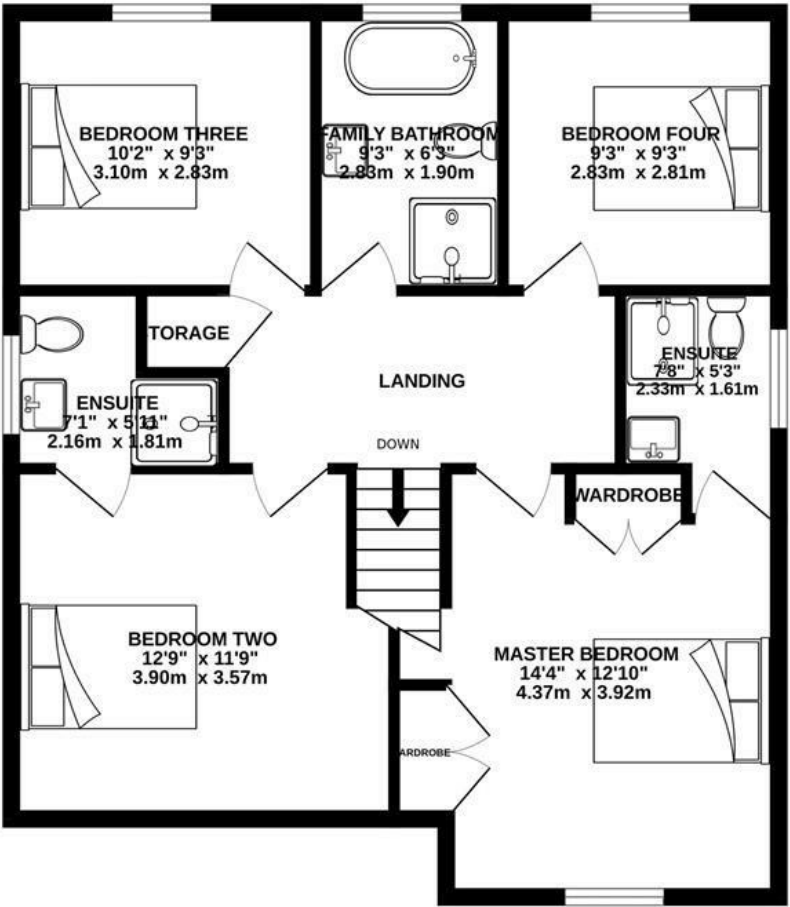


# BEN ROSE

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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) A	90	91
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		