BEN ROSE



Claughton Avenue, Leyland

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached home, situated on a corner plot in a peaceful part of Leyland, Lancashire. Well maintained and offering a generous wraparound garden and well-proportioned living accommodation, this property would make an ideal home for first-time buyers and families alike. The location is particularly convenient, with Leyland town centre within easy reach and excellent transport links available via nearby train stations, local bus routes and the M6 and M61 motorways. Families will also appreciate the range of local amenities, schools and parks, while the popular Worden Park is just a short drive away.

Upon entering, you are welcomed into the entrance hall, which provides access to the staircase and the ground floor living accommodation. The downstairs layout offers a natural flow between the main living spaces, beginning with a spacious front-facing lounge featuring a large window that allows plenty of natural light to fill the room. A fireplace provides an attractive focal point, while useful under-stair storage adds to the practicality of the space.

The lounge leads through to the dining room, which offers ample room for a large family dining table, making it ideal for family meals and entertaining. Positioned adjacent to the kitchen, the dining room also provides access to the conservatory, creating a versatile layout with plenty of potential. The kitchen benefits from ample wall and base units, offering useful storage and workspace, alongside plenty of room for freestanding appliances. External access to the rear garden can also be found here.

Completing the ground floor is the conservatory, a flexible additional reception space which enjoys views of the garden and provides direct access outside, making it ideal for relaxing or enjoying the surrounding greenery.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from integrated storage. The master bedroom is particularly spacious, providing a comfortable retreat, while the remaining bedrooms offer flexibility for family members, guests or those needing a home office. The first floor is completed by a three-piece family bathroom, fitted with a corner shower.

Externally, the property occupies an attractive corner plot with a generous wraparound garden, featuring a combination of lawned and paved areas, alongside mature trees and shrubs which add character and greenery to the outdoor space. Tall hedging lines the garden, helping to create a private and secluded setting, while gated access leads to the detached garage and driveway, which comfortably accommodates one car off-road.

The combination of versatile living space, useful storage and an appealing wraparound garden makes this a lovely opportunity for first-time buyers or families looking to settle in a convenient Leyland location.















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febreze
AIR MIST
Vanilla
& magnolia











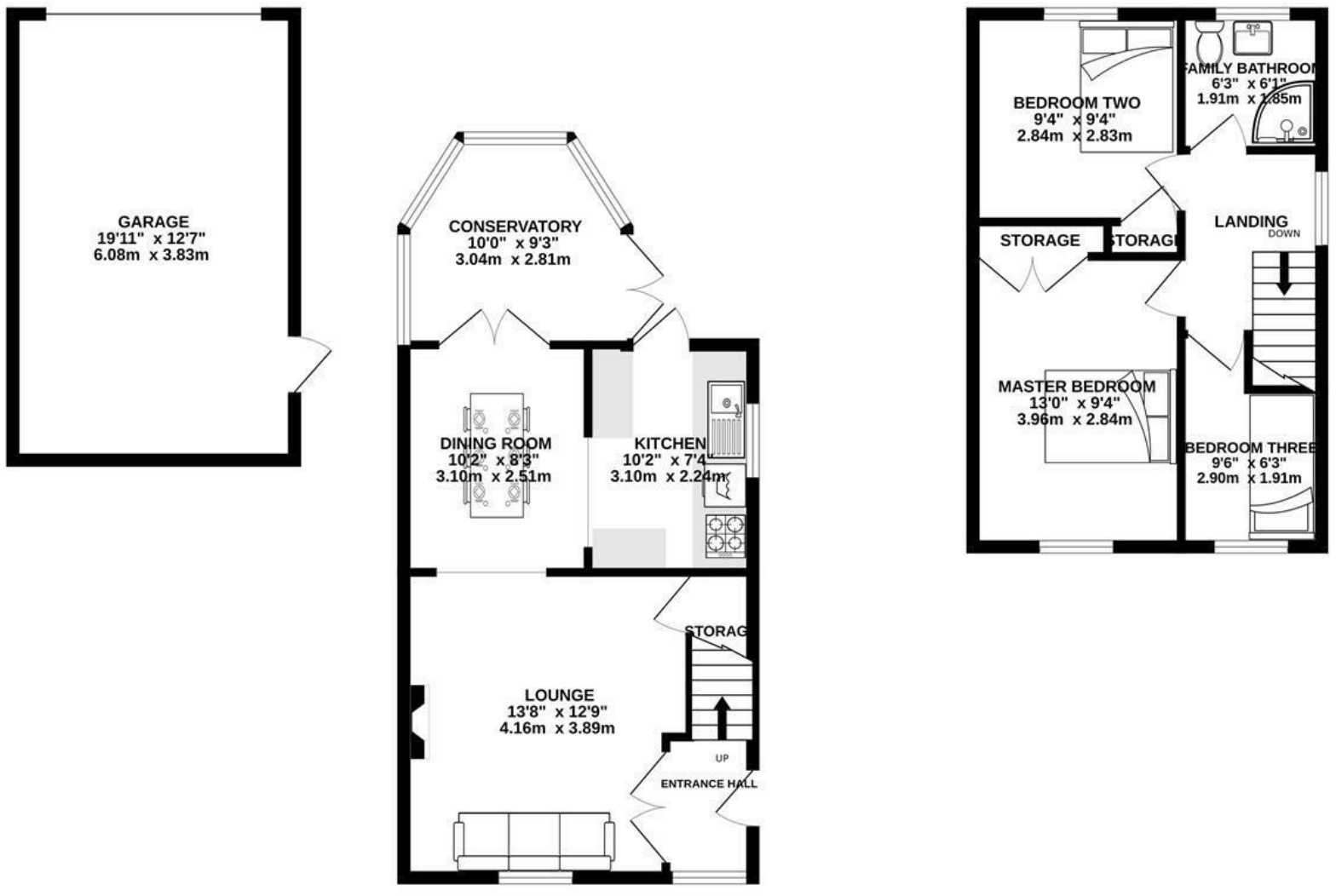


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GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

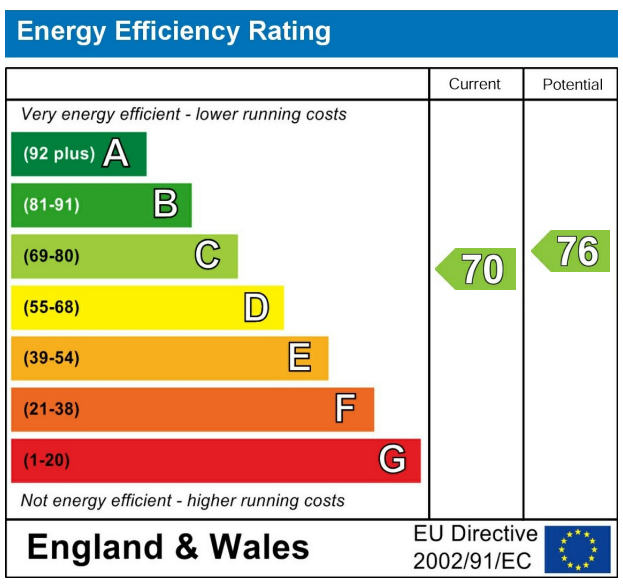
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

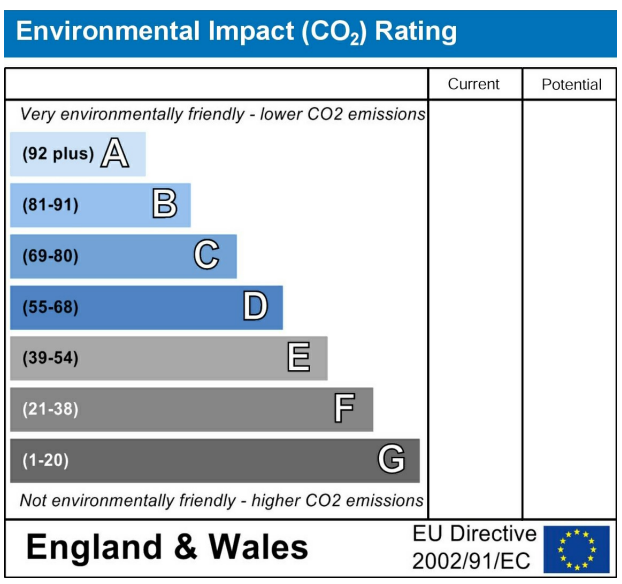


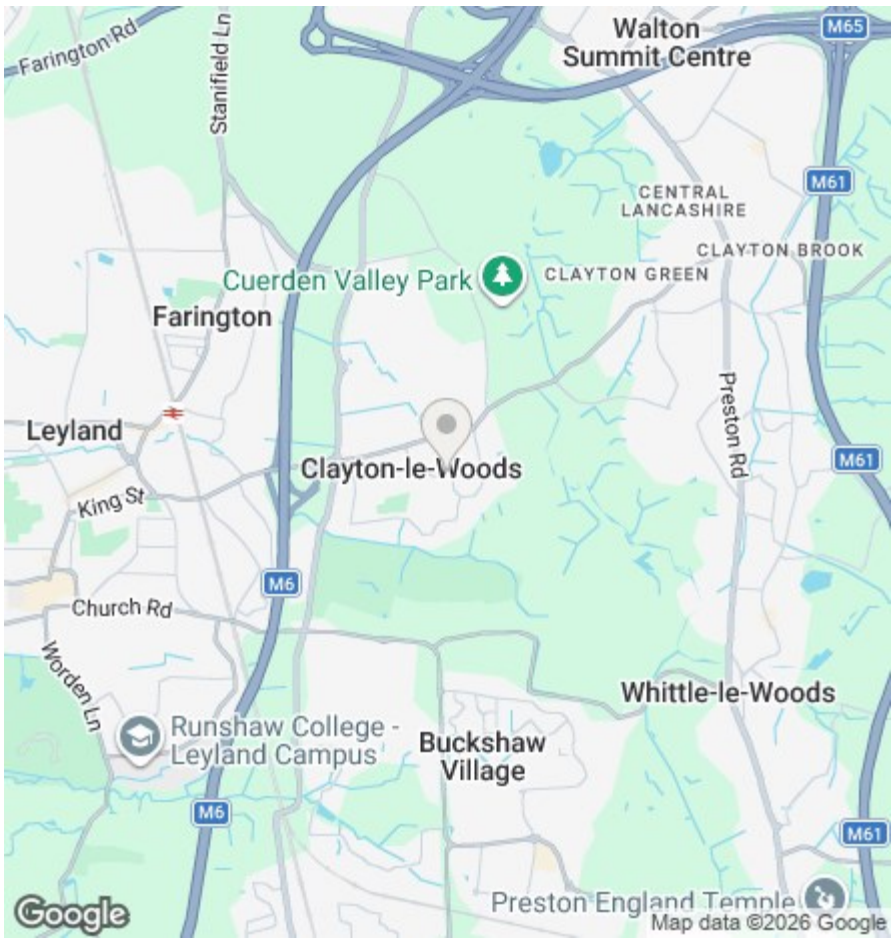
TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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.







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