BEN ROSE

Lancaster Avenue, Leyland

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this attractive semi-detached bungalow, situated in a popular residential area of Leyland. Offering well-proportioned accommodation throughout, two double bedrooms and a generous rear garden, this property would make an excellent choice for families, downsizers or those seeking the convenience of single-storey living. The home benefits from a practical layout and a welcoming feel, with well-maintained interiors and plenty of outdoor space to enjoy. Leyland offers a fantastic range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside a selection of local schools and parks. Leyland railway station provides convenient services towards Preston, Manchester and surrounding destinations, while regular bus routes offer connections to neighbouring towns. The nearby M6 and M65 motorways also provide excellent links across Lancashire and beyond, with Preston, Chorley and the wider North West all accessible for commuting, shopping and leisure.

Stepping inside, the entrance hall provides access to both the kitchen and lounge, creating a practical arrangement for everyday living. The kitchen is well equipped, offering ample worktop space, a good range of cupboards and multiple integrated appliances, making it a functional space for preparing meals and keeping household essentials organised. Continuing through to the lounge, you are welcomed into a spacious reception room, where a large front-facing window allows plenty of natural light to fill the space. A charming log-burning stove provides an attractive focal point and creates a cosy atmosphere, making this an inviting setting for relaxing with family or entertaining guests. An internal hallway leads through to the two double bedrooms and family bathroom. The master bedroom benefits from large built-in wardrobes, providing excellent storage while maintaining a comfortable sleeping space. The second bedroom is equally versatile and features double doors opening directly onto the rear garden, creating a lovely connection with the outdoor space and offering potential for use as a guest room, additional bedroom or home office. Completing the accommodation is the three-piece family bathroom, finished to a good standard and conveniently positioned to serve both bedrooms.

Externally, the property boasts a driveway providing off-road parking for multiple vehicles, offering practicality for households with more than one car. Two sets of double gates provide access through to the rear garden, adding flexibility and convenience. The front garden is attractively presented, with a well-kept lawn and established flower beds creating a pleasant first impression. To the rear, the property enjoys a generous garden featuring a lawn and mature flower beds, providing an appealing outdoor setting for families to enjoy throughout the warmer months. There is ample space for outdoor furniture, making it ideal for alfresco dining, entertaining friends or simply relaxing in the fresh air. An additional outbuilding offers further versatility, lending itself perfectly to use as a workshop, hobby room or useful storage space. Combining comfortable single-storey accommodation, two double bedrooms, ample parking and a spacious garden, this appealing bungalow offers a wonderful opportunity for buyers seeking a practical and welcoming home in a well-connected Leyland location.

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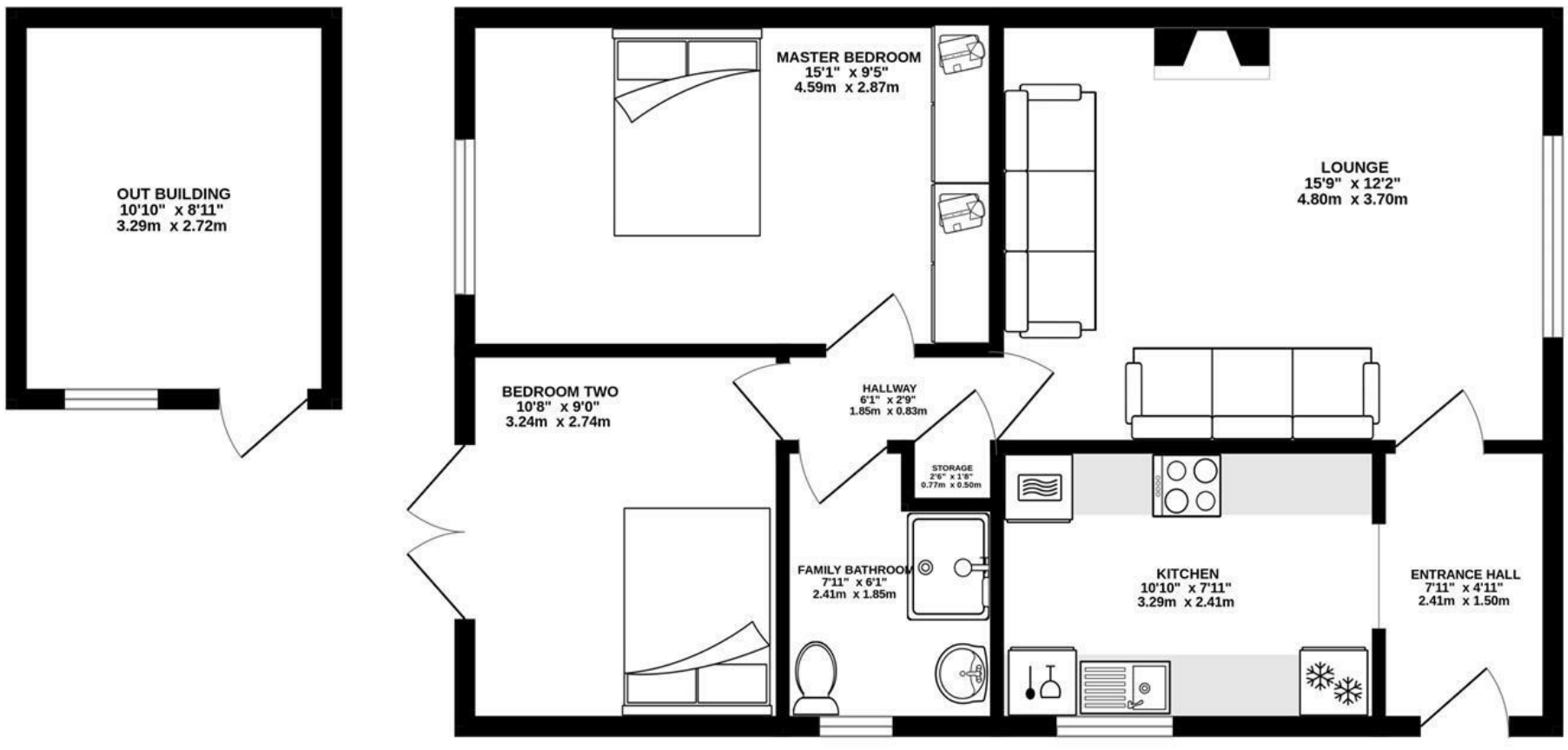
GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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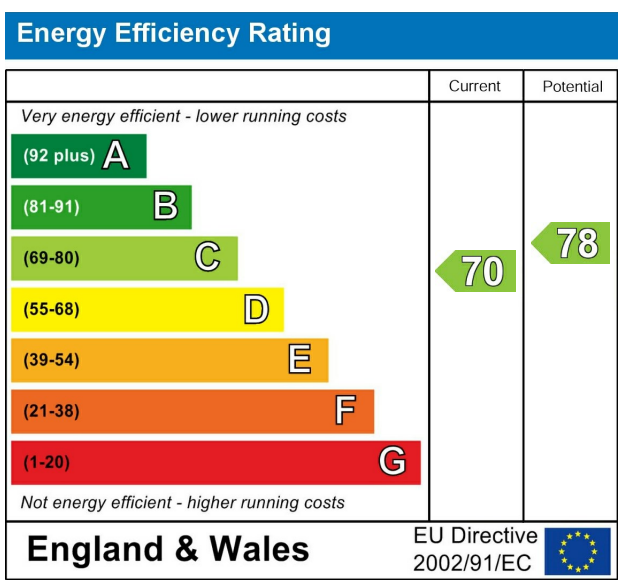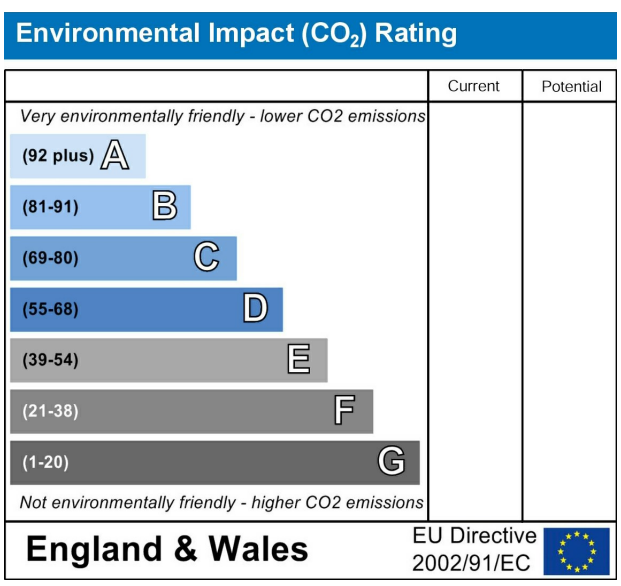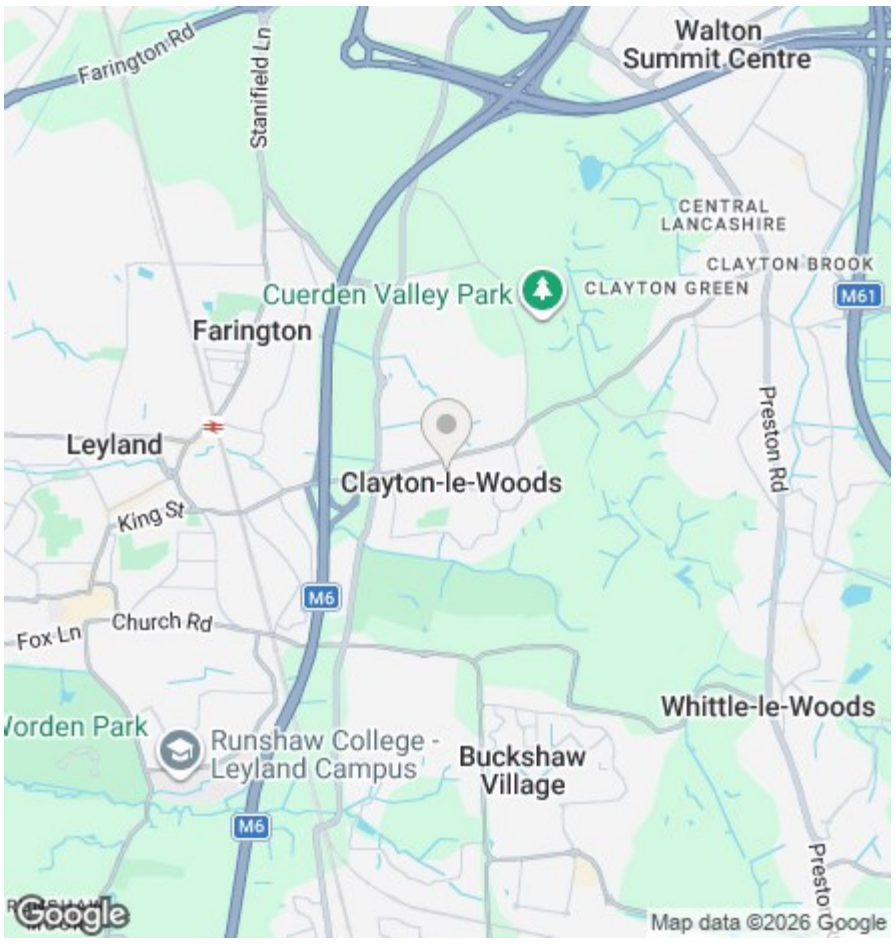
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