



## Worcester Avenue, Leyland

**£275,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three bedroom link semi-detached home, situated within a highly sought after residential area of Leyland. Offering an attractive open outlook to the front, this property is ideal for growing families seeking a well-maintained home with future potential. The location is particularly convenient, with a range of local shops, reputable schools and leisure facilities close by, while Leyland Train Station provides direct links to Preston, Manchester and beyond. Excellent bus routes are easily accessible, and commuters will appreciate the nearby M6, M61 and M65 motorway connections, placing Preston, Chorley and surrounding towns within easy reach.

Upon entering the property, you are welcomed into a reception hall that immediately sets the tone, featuring the original wood staircase rising to the first floor. To the front sits a spacious lounge, bathed in natural light from the large bay-fronted window and centred around a stunning feature fireplace, creating a warm and inviting living space. Moving towards the rear, there is a separate dining room which offers excellent versatility and could equally serve as a playroom, home office or additional sitting room. The kitchen is fitted with an integrated oven and features a charming bay window housing the sink. This space then opens into a practical utility area which provides direct access out to the garden, enhancing everyday convenience.

The first floor hosts three well-proportioned bedrooms. The master bedroom is positioned to the front and benefits from a bay-fronted window along with large integrated wardrobes. Bedroom two is also a generous double, again featuring fitted wardrobes, while the third bedroom offers a comfortable single room, ideal for a child's bedroom or study. Completing the accommodation is a modern three-piece family bathroom, finished to a contemporary standard and featuring an over-the-bath shower.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for one vehicle, leading up to a single garage, alongside a neatly maintained lawned garden bordered by hedging for privacy. The rear garden is generous in size, mainly laid to lawn and complemented by multiple seating areas, making it ideal for family life and entertaining. An additional highlight is the outbuilding, currently utilised as an outdoor office and equipped with lighting and electrics, offering excellent flexibility for a variety of uses. Altogether, this is a superbly presented home in a prime location, perfectly suited to families looking for space, comfort and future potential.





































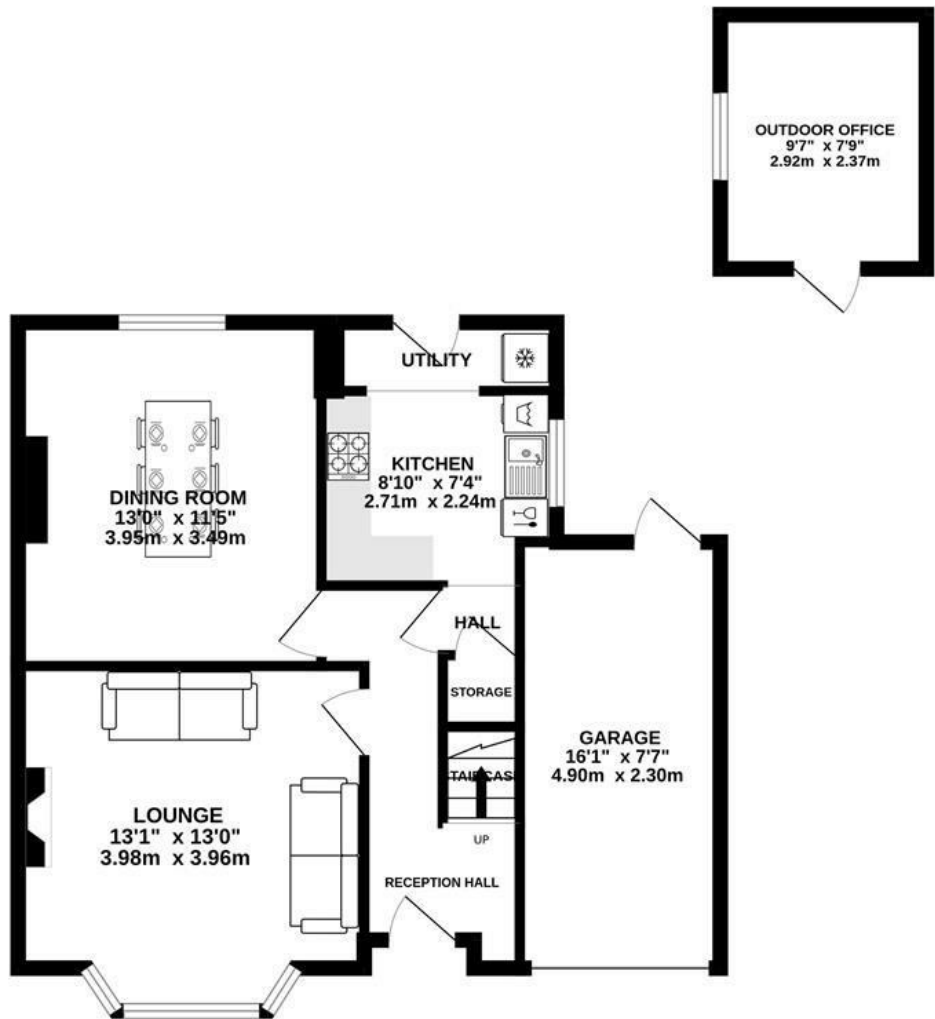




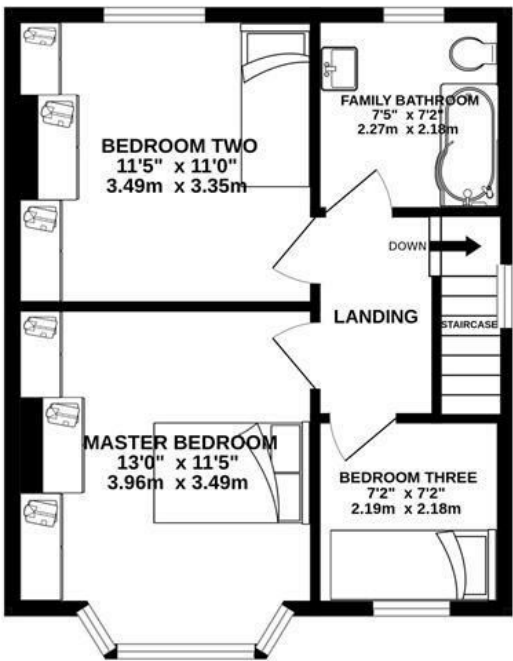


# BEN ROSE

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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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	65	80
(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 CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

