



Assembly Avenue, Leyland

£300,000

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached family home, situated on a private road in the highly sought-after area of Leyland, Lancashire. This versatile property offers a modern layout ideal for growing families, with a perfect balance of practicality and elegance. Its prime location ensures convenient access to local amenities, including supermarkets, reputable schools, and leisure facilities. Excellent travel links are also within easy reach, with Leyland train station, nearby bus routes, and the M6 and M61 motorways providing swift connectivity to surrounding towns and cities such as Preston and Chorley.

Upon entering the home, you are welcomed by a spacious reception hall that sets the tone for the rest of the property. A staircase ascends to the first floor, with a convenient WC located beneath. Toward the front of the home, the dining room offers versatility as a playroom or home office. The heart of the home is the modern fitted kitchen/diner, complete with integrated appliances, ample worktop space, and room for a family dining table. Patio doors lead out to the rear garden, enhancing the indoor-outdoor flow. Adjacent to the kitchen is the generously sized lounge, situated at the rear of the property, featuring a cozy fireplace and an additional set of patio doors that flood the room with natural light.

The first floor continues to impress with four well-proportioned bedrooms, making it ideal for family living. The master bedroom boasts a private three-piece ensuite shower room for added luxury. The remaining three bedrooms are all doubles, with one currently utilized as a dressing room, showcasing the home's flexibility. Completing the first floor is a three-piece family bathroom with an over-the-bath shower, perfectly catering to the needs of a busy household.

The exterior of the property is equally appealing. To the front, a private driveway provides parking for up to two cars and leads to a single integrated garage, adding practicality and storage options. The rear garden is a beautifully maintained outdoor space, featuring a patio area for outdoor dining, a decked seating area perfect for entertaining, and a central lawn bordered by mature planting. This outdoor retreat is perfect for both relaxation and play.

This beautiful family home is a must-see for those seeking a versatile and stylish property in a desirable location.





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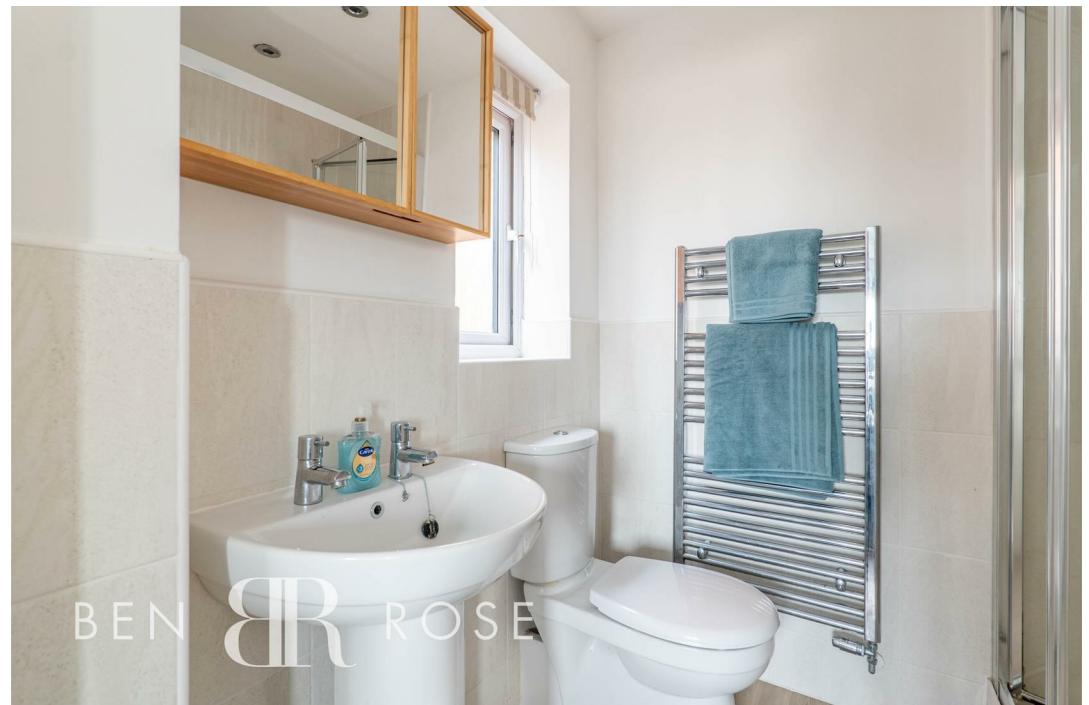
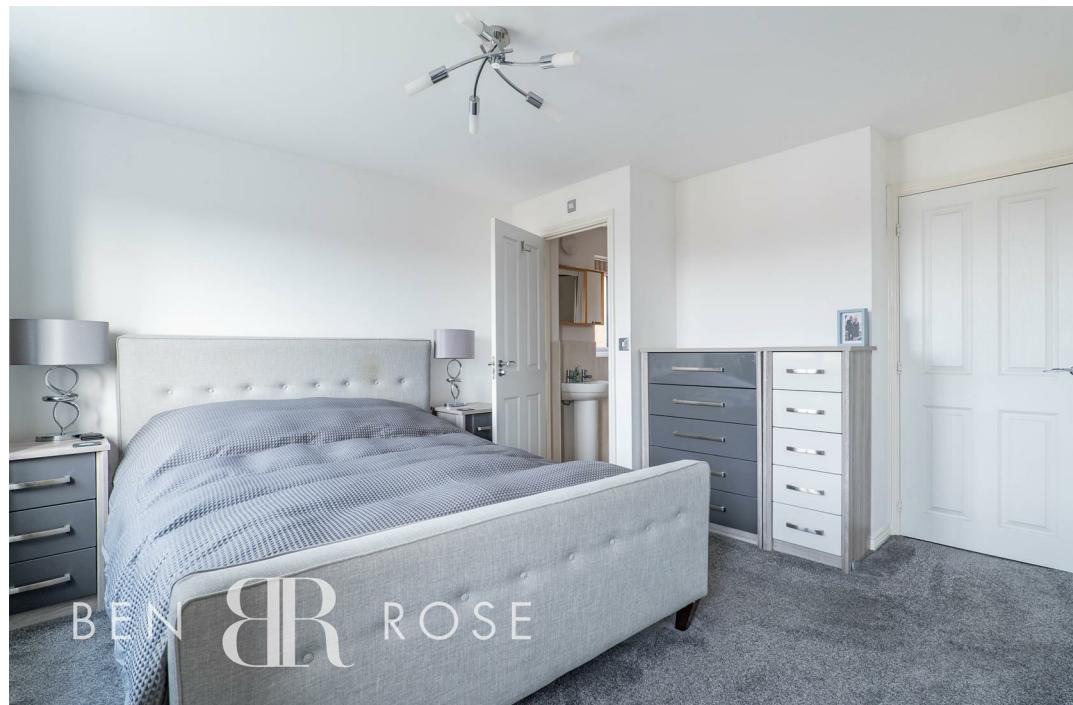




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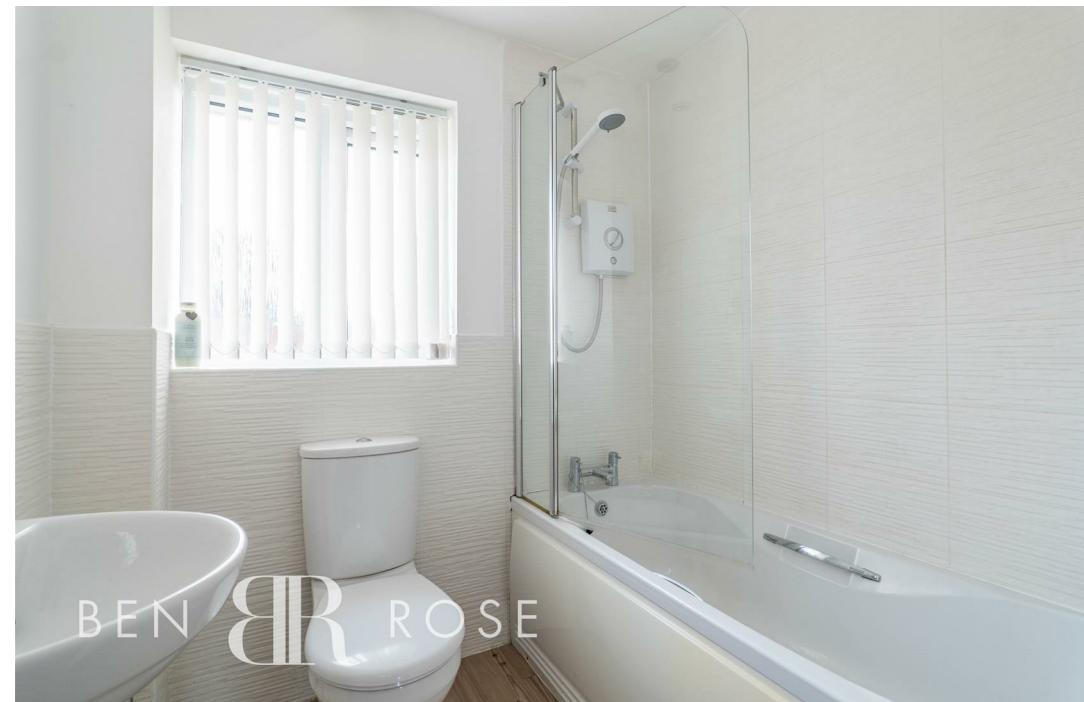


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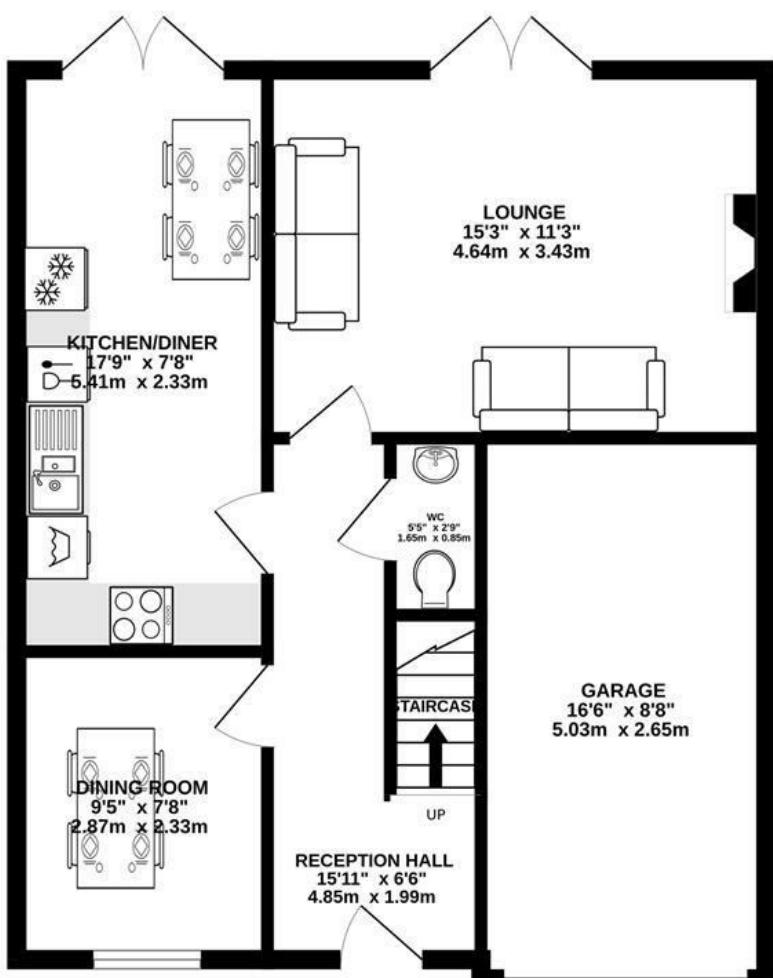
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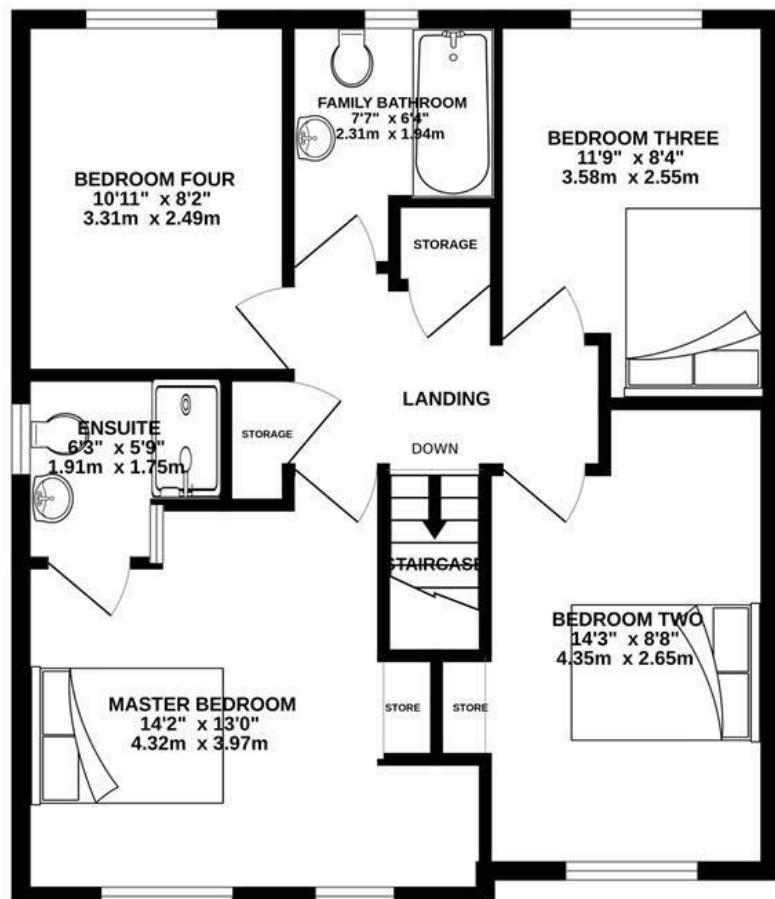
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GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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	87
(81-91)	B	76
(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		
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