BEN ROSE



Assembly Avenue, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this chain free, well-presented three-bedroom semi-detached home, ideally positioned within this popular modern development in Leyland. Offering a practical layout, generous garden and excellent family accommodation, the property is well suited to a range of buyers looking for a home in a convenient and established setting. Leyland itself offers a wide range of everyday amenities including shops, supermarkets, schools, leisure facilities, restaurants and cafés, while the nearby town centres of Chorley and Preston provide further shopping and entertainment options. Leyland railway station offers direct services towards Preston, Manchester and surrounding areas, while excellent road links provide easy access to the M6 and M61, making this a particularly convenient location for commuters.

Upon entering the property, the welcoming entrance hall provides access to the stairs and the principal ground floor accommodation. Positioned towards the front of the home is the modern kitchen, which is fitted with a range of units and comes complete with integrated appliances including a fridge freezer, washing machine, hob and oven. To the rear is the impressive lounge/diner, a bright and airy space with large windows allowing plenty of natural light to fill the room, while double doors provide a pleasant outlook and direct access onto the rear garden. The room also benefits from useful under-stairs storage, providing a practical place to keep household essentials neatly tucked away. Completing the ground floor is a convenient downstairs WC.

Heading upstairs, the first floor provides three well-proportioned bedrooms, offering plenty of flexibility for a growing family. The large master bedroom enjoys a pleasant outlook over the rear garden, while the second bedroom is also a comfortable double room.

A further generously sized single bedroom provides an ideal space for a child, home office or dressing room, depending on the needs of the new owners. The well-presented family bathroom completes the first floor.

Externally, the property benefits from a flagged front garden with established shrubs and a pathway leading to the entrance. To the side is a private driveway providing off-road parking for two vehicles, along with gated access to the rear garden. The generously sized rear garden offers a great outdoor space for families, featuring a good-sized lawn, mature trees and a separate stone area to the rear, providing plenty of room for seating, play and entertaining. With three bedrooms, useful living space, a modern kitchen, good-sized garden and convenient access to Leyland's amenities and transport links, this is a fantastic opportunity for families looking for a well-positioned home within a popular modern development.




TOWER
beko















T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB


I
LOVE
YOU







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





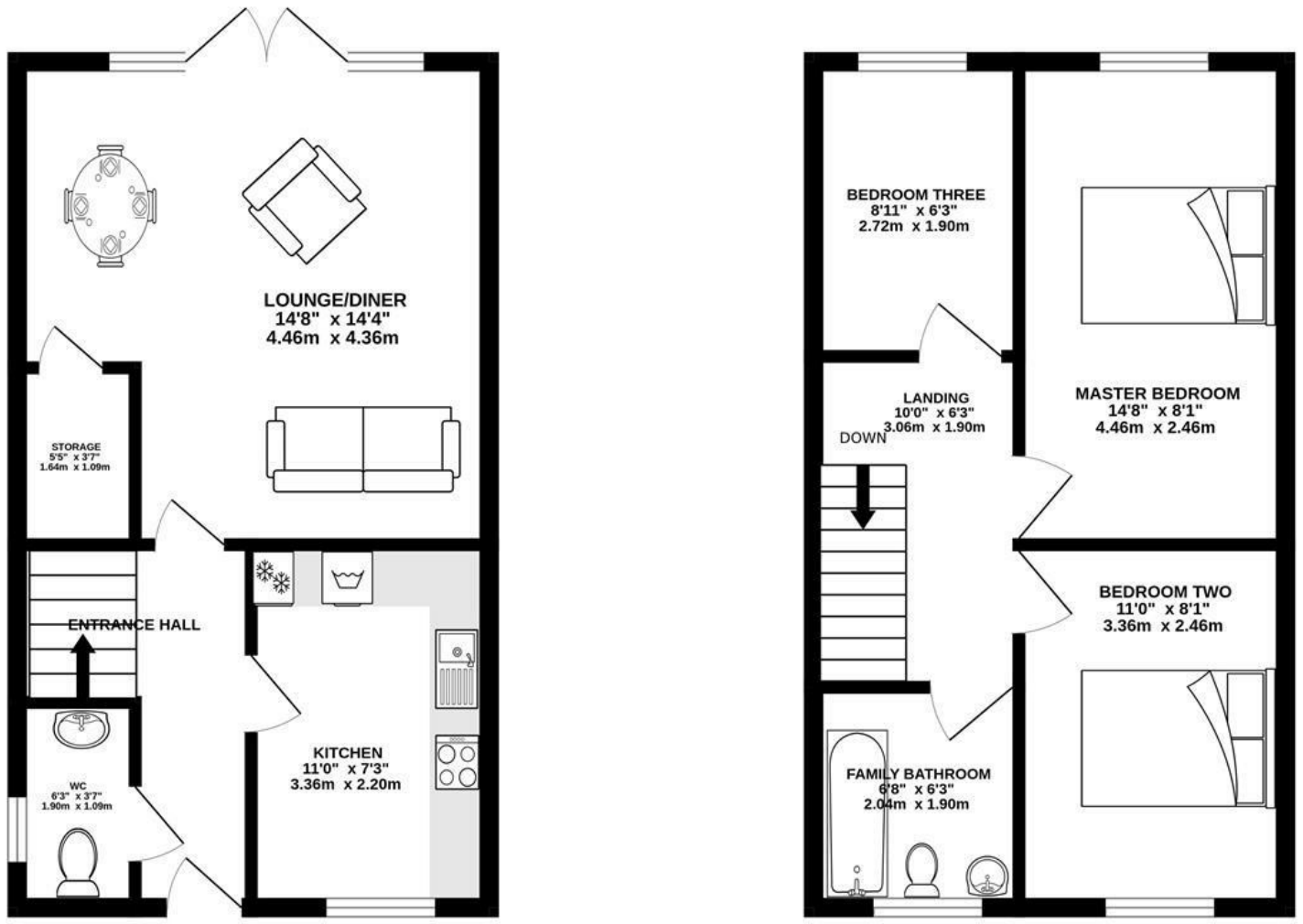


T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

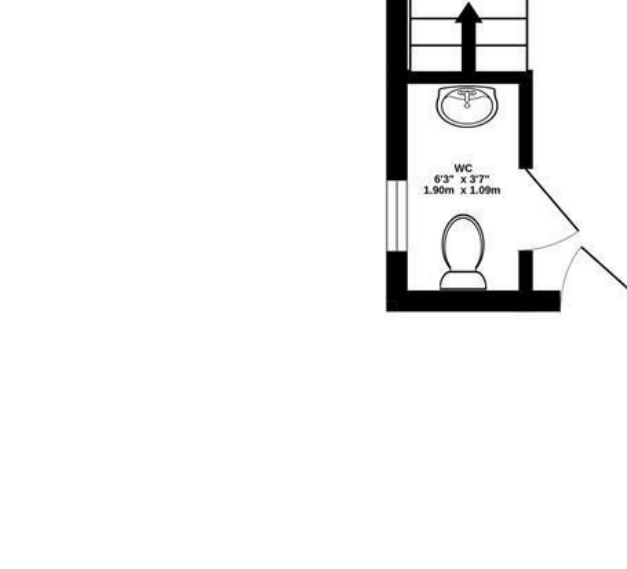
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.

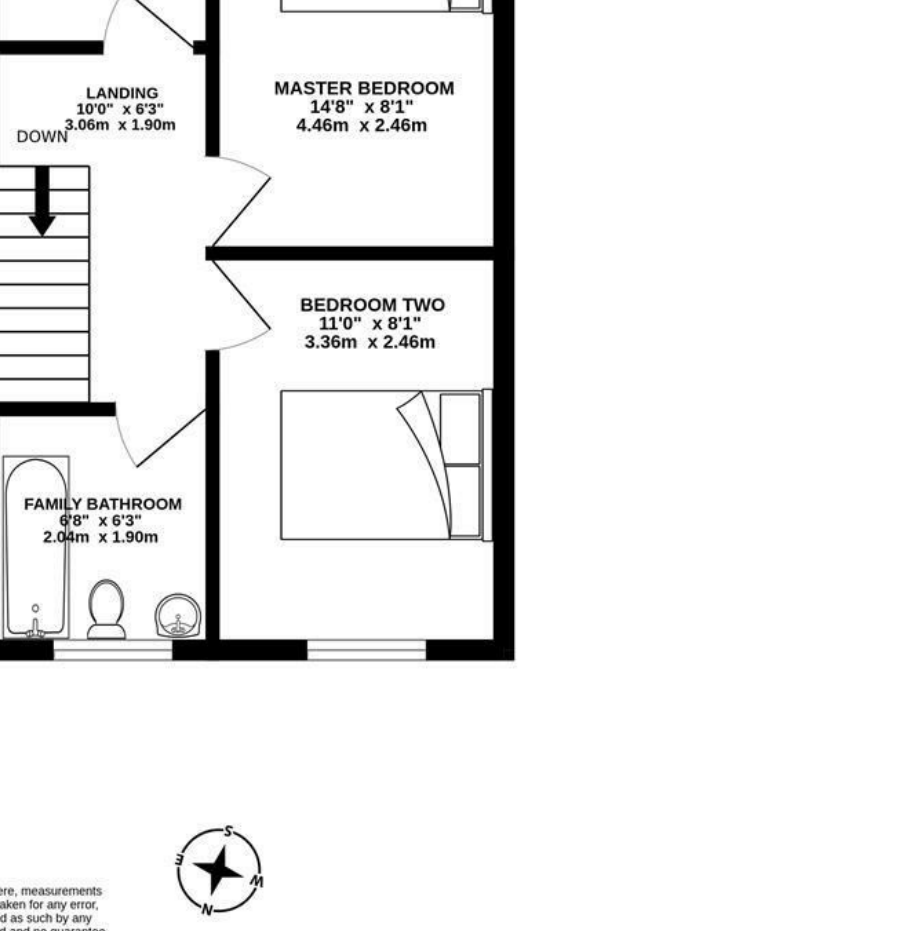


TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

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.
Made with Metropix ©2026

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.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB