BEN ROSE



Cumberland Avenue, Leyland

Offers In The Region Of £325,000

Ben Rose Estate Agents are pleased to present to market this immaculately presented three-bedroom detached true bungalow, offering spacious, versatile accommodation all on one level and an ideal home for families or those looking to enjoy the convenience of stair-free living. Beautifully maintained throughout, the property combines generous room sizes with a light and welcoming feel, whilst recent improvements include a retiled roof and a recent rewire, providing added peace of mind for prospective buyers. One of the standout features is the impressive rear garden, which enjoys a south-west facing aspect and direct gated access to the award-winning Worden Park, offering a wonderful setting for walks, outdoor activities and enjoying the surrounding green space. Situated in the popular town of Leyland, the property is conveniently placed for a range of local shops, supermarkets, schools, healthcare facilities and leisure amenities, with further shopping and entertainment options available in nearby Preston. Leyland railway station provides links to Preston and Manchester, whilst local bus services and access to the M6, M61 and M65 make commuting across the North West straightforward. With its generous accommodation, attractive setting and excellent accessibility, this is a fantastic opportunity to secure a well-maintained home in a sought-after location.

Entering through the front porch, you are welcomed into the entrance hall, which provides access to all rooms and includes a loft hatch. To the rear, the exceptionally spacious lounge offers a wonderful place to relax or entertain, with plenty of natural light pouring in through the large window and sliding doors, complemented by an attractive feature fireplace that creates a focal point to the room. Continuing through, the equally impressive conservatory provides further versatile living space, with a newly installed roof helping to create a more insulated and comfortable environment that can be enjoyed

throughout the year. Overlooking the garden, this is an ideal spot for dining, unwinding or simply making the most of the peaceful outlook. The kitchen is another generously sized room, presented in a well-kept condition and offering ample storage alongside a window overlooking the rear garden. Moving to the front of the property, the large master bedroom benefits from built-in wardrobes, whilst the second bedroom is also a comfortable double with its own built-in storage. A third single bedroom offers flexibility for visiting family, a home office or hobbies. Completing the accommodation is the contemporary shower room, which features two windows providing natural light and built-in storage neatly incorporated behind the sink and toilet.

Externally, the property is approached through a gated front garden, featuring a beautifully maintained lawn and a driveway providing off-road parking for two vehicles. To the rear, the south-west facing garden has been thoughtfully arranged to offer an appealing combination of decorative flagging, artificial lawn and mature shrubs, creating an attractive, low-maintenance outdoor space ideal for enjoying the afternoon and evening sunshine. The garden's outlook is particularly special, with stunning views across Worden Park and a convenient gate providing direct access to the parkland beyond. Side access is available on both sides of the property, adding further practicality. A generously sized garage completes the exterior, featuring an electric up-and-over door and an EV charger, making it particularly useful for secure parking, storage or those with an electric vehicle. Immaculately presented and offering spacious single-storey living, excellent parking, modern improvements and an enviable position beside Worden Park, this superb bungalow provides a wonderful balance of comfort, convenience and outdoor living, making it an appealing choice for a wide range of buyers looking to settle in Leyland.




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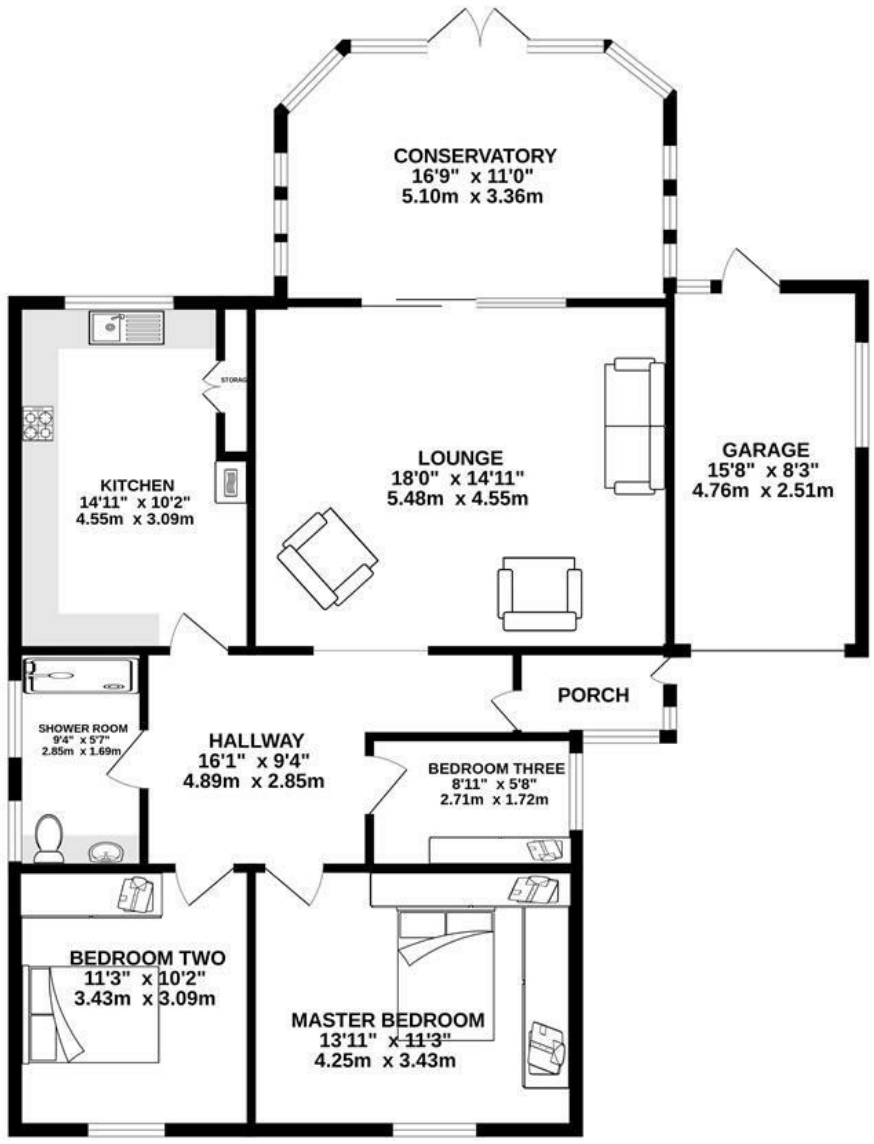




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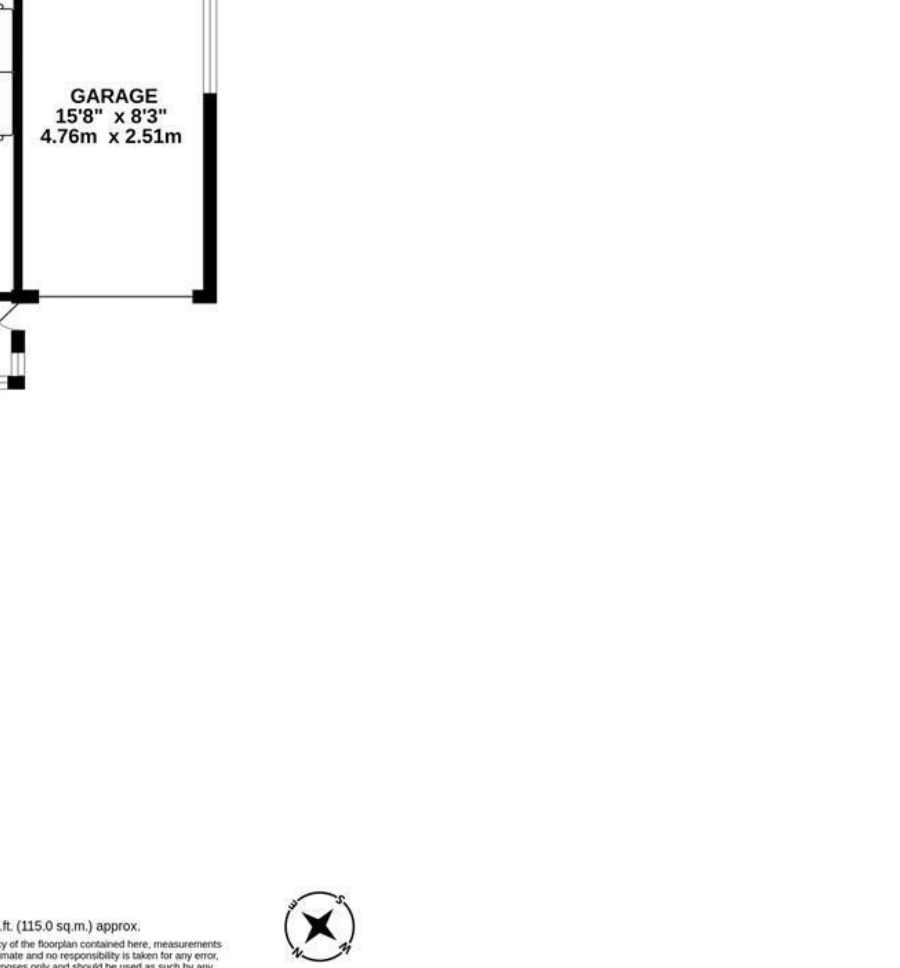
GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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