



## Assembly Avenue, Leyland

£220,000

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached property in the heart of Farington, Leyland. The property is located just a short drive away from Leyland town centre, with its superb local schools, shops, and amenities. Ideally located, this home enjoys excellent travel links, thanks to the nearby train stations and easy access to the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the property you're welcomed into the inviting entrance hall where you'll find the conveniently located WC and stairs leading to all first floor rooms. The lounge, to the right of the entrance hall, is bathed in natural light from a front-facing window and patio doors. Offering ample space for a large sofa set this space even includes a convenient under stair storage area. Moving on from the lounge, you'll find the modern kitchen/diner. This space boasts integrated appliances, including a fridge freezer, hob/oven, and dishwasher, and is large enough to comfortably accommodate a family dining table, making it a perfect spot for family gatherings and dining.

Heading to the first floor, you'll discover three generously sized bedrooms, all of which are doubles. The master bedroom is a standout feature, featuring built-in wardrobes and its very own three-piece ensuite, adding a touch of luxury to your everyday life. The landing offers a storage cupboard, providing additional space for your belongings. The three-piece family bathroom, complete with a bath and an over-the-bath shower, ensures convenience and comfort for the entire household.

Outside, this property offers two off-road parking spaces to the side, ensuring hassle-free parking for your vehicles. To the rear lies a good-sized, easy-to-maintain garden is enclosed by tall wooden fencing, providing both privacy and security. Other noteworthy features include Antico flooring fitted in the entrance hall and kitchen/diner.

In summary, this charming three-bedroom semi-detached property combines a convenient location, modern features, and practical living spaces, making it an ideal family home. Don't miss your chance to make it yours.





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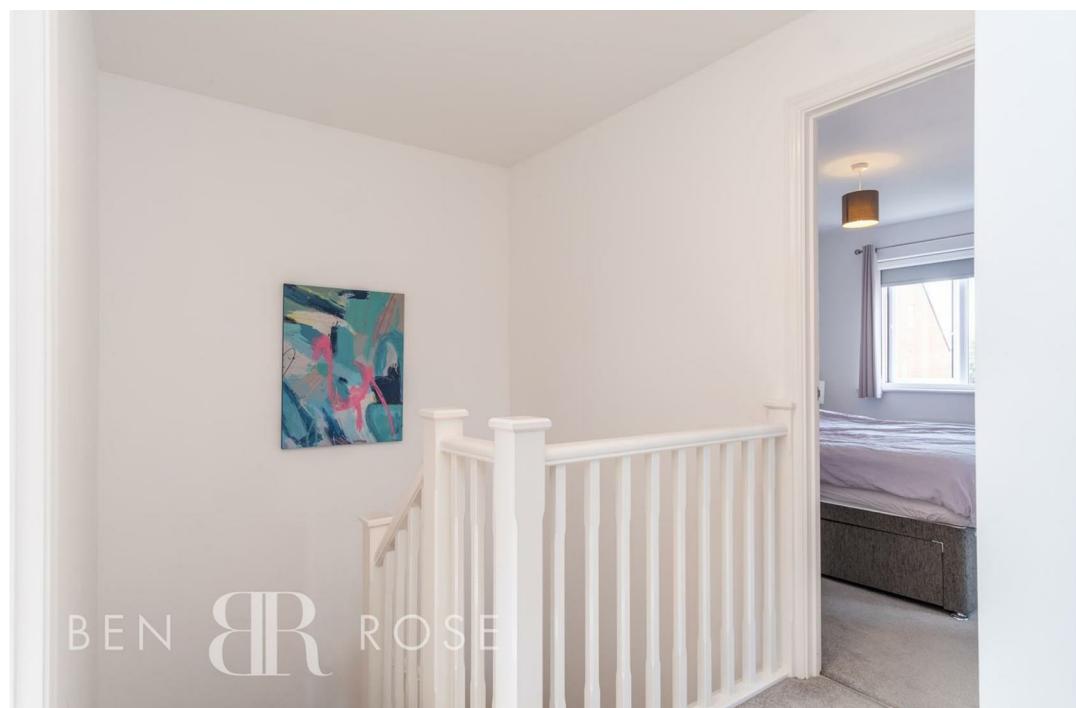
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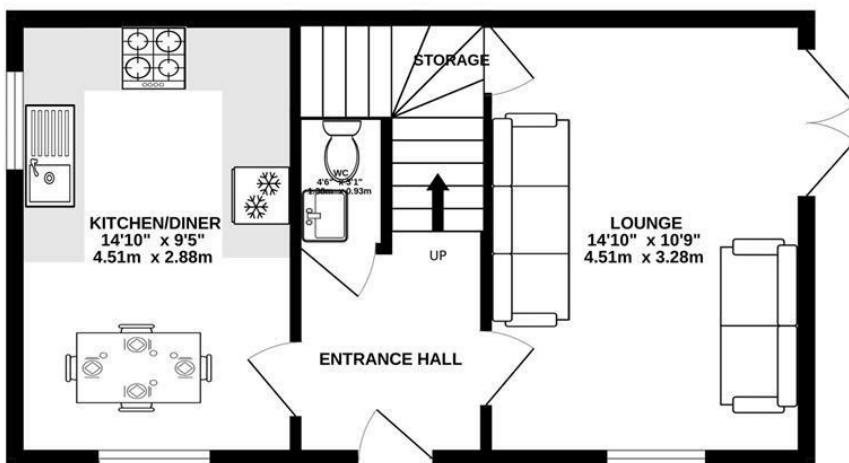




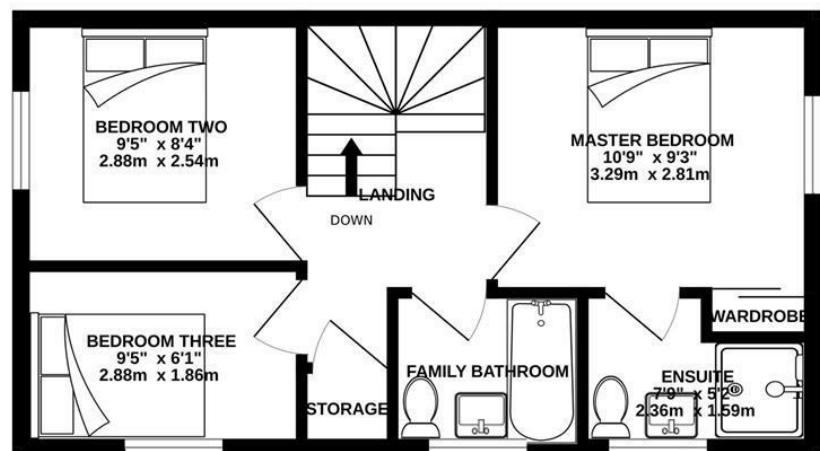


# BEN ROSE

GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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	91
(81-91)	B	
(69-80)	C	79
(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	

