



Winsor Avenue, Leyland

Offers Over £250,000

Ben Rose Estate Agents are delighted to present to the market this no-chain, three-bedroom semi-detached home, located in a highly sought-after residential area of Leyland. The property has been completely renovated throughout, creating bright and modern living spaces that feel fresh and are perfectly move-in ready. Ideally suited to families, the home is positioned close to local amenities, schools, and nurseries, and also benefits from excellent motorway links, making it an ideal choice for commuters.

The property has been extensively upgraded and now features a newly fitted kitchen and bathroom, new doors, windows and flooring throughout, alongside fresh plastering and fully updated electrical and central heating systems.

Stepping into the property, you are welcomed into an entrance hallway, where a staircase leads to the upper level. To the left is the spacious lounge, featuring a charming central fireplace and a beautiful bay window overlooking the front aspect, allowing plenty of natural light to fill the room. The lounge flows seamlessly into the dining room, which spans the full width of the home and offers ample space for a large family dining table, with double patio doors opening out onto the rear garden. From here, there is access to the newly fitted kitchen, which offers a contemporary range of units along with integrated appliances including a fridge/freezer, oven, hob, dishwasher, and washing machine.

To the first floor, the property offers three well-proportioned bedrooms, including two doubles and a good-sized single which could also serve as a home office. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized garden featuring a well-maintained lawn and flagged patio area, offering the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





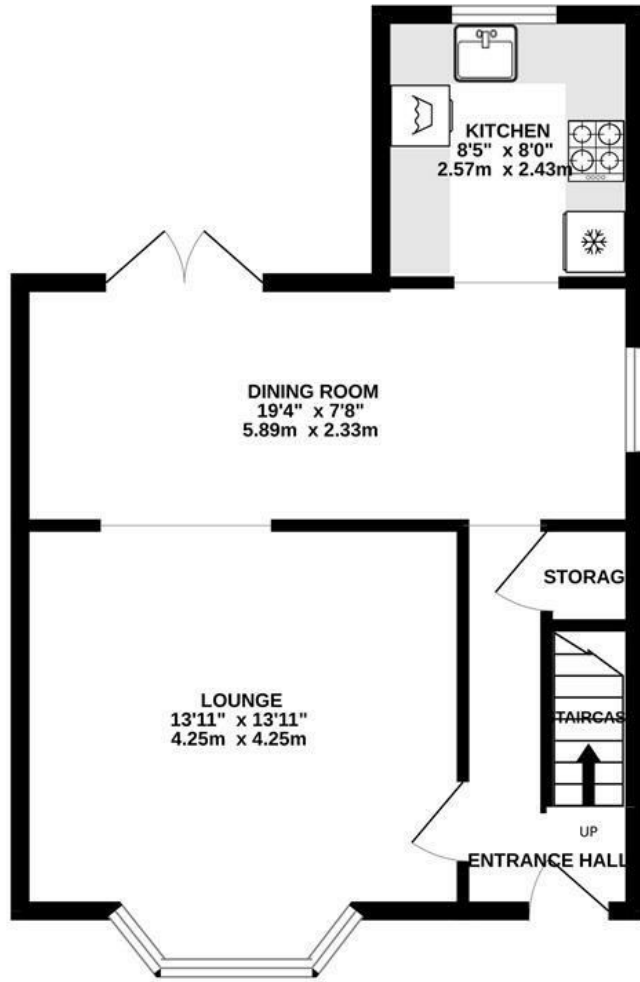




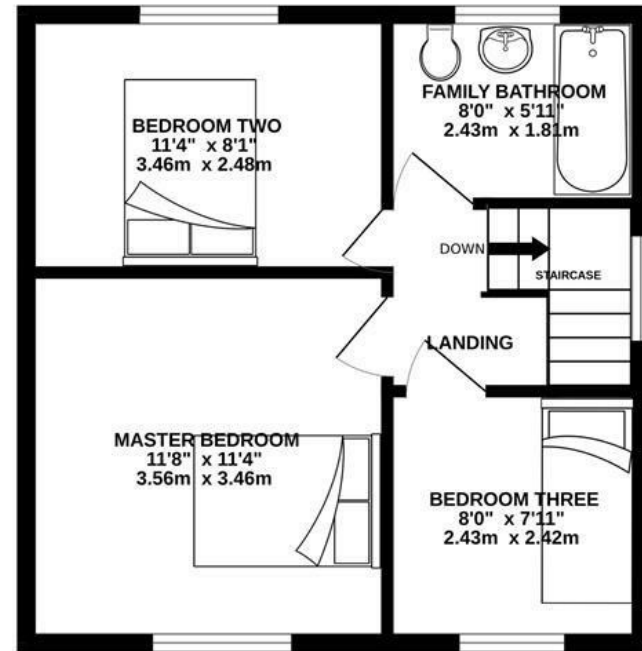




GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

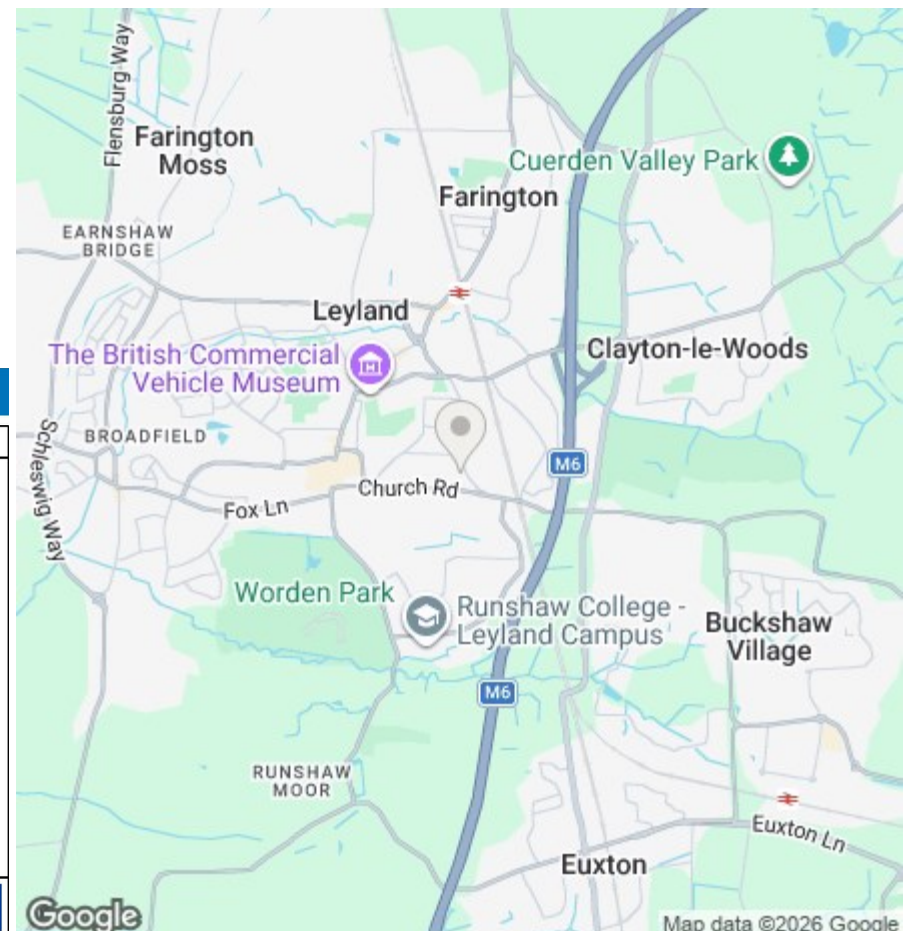


TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

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		
(81-91) B		85
(69-80) C	72	
(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 (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	