



## Royal Avenue, Leyland

**Offers Over £300,000**

Ben Rose Estate Agents are delighted to present to the market this beautiful, NO CHAIN, four-bedroom detached property, ideally situated just a short stroll from Leyland town centre. Offering generous indoor and outdoor living space, the home is perfectly suited for family life. It's located in an excellent residential area surrounded by highly regarded local schools such as St Mary's and Balshaw's, with a wide selection of supermarkets and amenities close by. Commuters will benefit from superb transport links, with Leyland train station and the M6 and M61 motorways nearby, while Worden Park is less than a five-minute walk from the doorstep—an ideal setting for both convenience and leisure.

Stepping into the property, you're welcomed by a spacious entrance porch/cloakroom that provides access to the hallway, a modern ground floor shower room, and a converted garage. This converted space, currently serving as a playroom, offers flexibility to be used as a family room, home office, or a fourth bedroom. It easily accommodates a double bed and features patio doors that open directly onto the rear garden, enhancing its practicality and appeal.

Continuing through, the hallway leads to the remaining ground floor rooms and includes a large under-stairs storage cupboard. The kitchen is of a good size and modern in design, fitted with ample wall and base units, a combination of integrated and freestanding appliances, and direct access to the rear garden. At the heart of the home lies the impressive lounge and dining area, which extends the full length of the house. A large front-facing window and rear patio doors allow natural light to flood the space, making it bright and inviting throughout the day. This area comfortably accommodates a full-sized dining table as well as a complete sofa suite and accompanying furnishings—ideal for both family life and entertaining.

Upstairs, the home boasts three well-proportioned bedrooms. The master bedroom is especially generous, featuring a beautiful bay window, fitted wardrobes, and its own private dressing room. The second bedroom is a double and includes integrated storage, while the third makes a comfortable single. The family bathroom is fitted with a three-piece suite including a bath, a corner shower, and a sink, while a separate WC with an additional sink completes the upper floor layout.

Externally, the property benefits from a substantial rear garden, mostly laid to lawn with gravelled areas, pathway and ample room for outdoor seating and storage needs. Bordered by mature trees and shrubs that provide privacy and a sense of seclusion, the garden is not directly overlooked, offering a peaceful outdoor retreat. At the front, a private driveway with off-road parking for up to three vehicles is tucked behind a tall hedge, offering both convenience and privacy. Significant upgrades were carried out in 2013, including a full rewire, updated plumbing, and a new roof—ensuring the home is both modernised and ready to move into.





































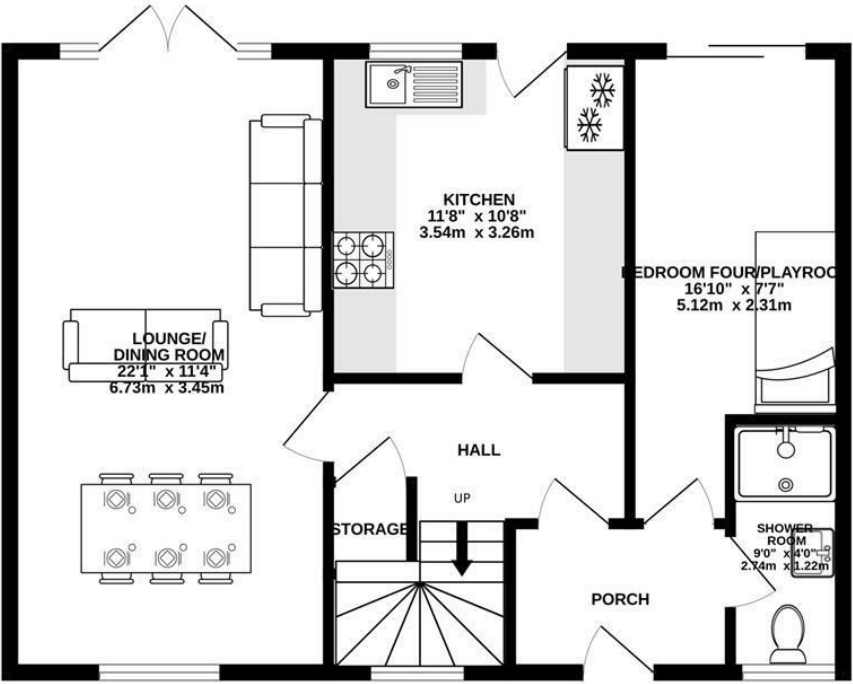




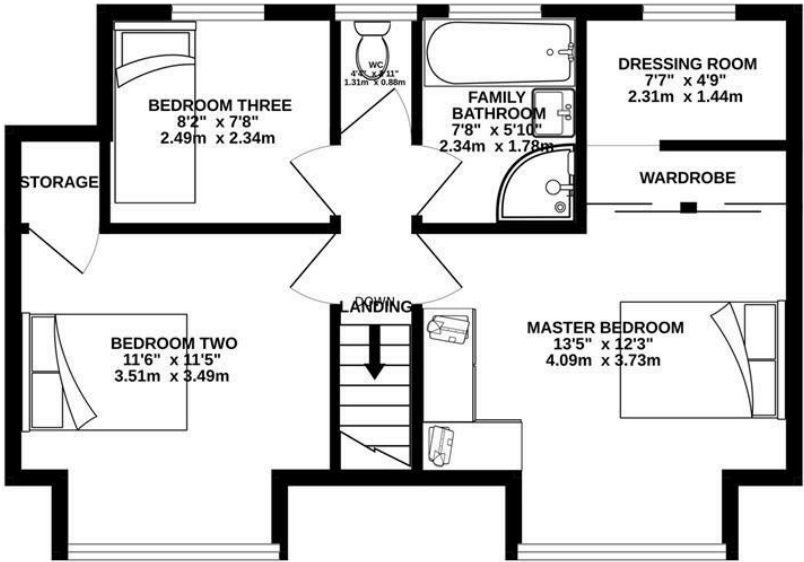


# BEN ROSE

GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.




TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>63</b>
(1-20) <b>G</b>		
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 CO2 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 CO2 emissions		

England & Wales

EU Directive  
2002/91/EC

