



## Redwood Avenue, Leyland

£240,000

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom detached property, situated in a highly sought-after area of Leyland. Ideally positioned across from Worden Academy, this lovely family home offers a blend of comfortable living spaces and a convenient location, making it perfect for growing families. The property sits within easy reach of Leyland town centre, offering a range of local shops, cafés, and amenities. Excellent travel links are close by, with Leyland train station just a short drive away, providing direct routes to Preston and Manchester. The M6 and M61 motorways are also easily accessible, ideal for commuters. Nearby attractions include the beautiful Worden Park and Runshaw College, both within easy walking distance.

Stepping inside, you're welcomed into a bright reception hall that sets the tone for the rest of the home, with the staircase leading to the first floor and a convenient WC neatly tucked beneath. To the front is a spacious lounge featuring a large window that floods the room with natural light and a charming feature fireplace that provides a warm focal point. The lounge flows seamlessly into the dining room, creating a wonderful space for entertaining or family meals. To the rear sits the fitted kitchen, complete with an integrated oven and ample worktop space, leading through to a bright and airy conservatory. This versatile space enjoys views of the garden and serves perfectly as a secondary sitting area or family room.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. Both the master bedroom and the second bedroom benefit from fitted wardrobes, offering plenty of storage space. The four-piece family bathroom is finished with a separate bath and shower, providing practicality and comfort for the whole family.

Externally, the property features a driveway to the front providing off-road parking for up to two cars, alongside a neat front lawn that adds to the home's attractive kerb appeal. The driveway extends down the side of the house through a gated access to the rear, where you'll find a detached garage currently split into a store room and workshop – easily convertible back to a single garage if desired. The rear garden enjoys a level layout with a charming seating area directly off the conservatory, perfect for outdoor dining, and steps leading up to a well-maintained lawn, offering a safe and private space for children to play or for relaxation.

Overall, this superb property offers an ideal family home in a prime location close to excellent schools and amenities, ready to move into and enjoy.



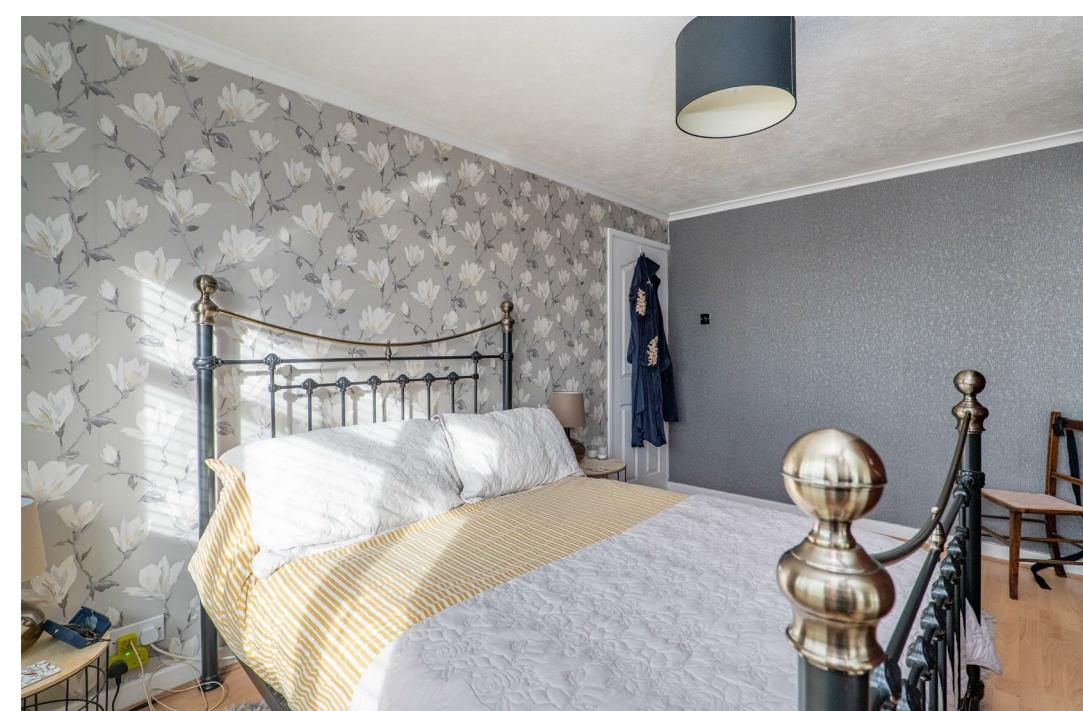
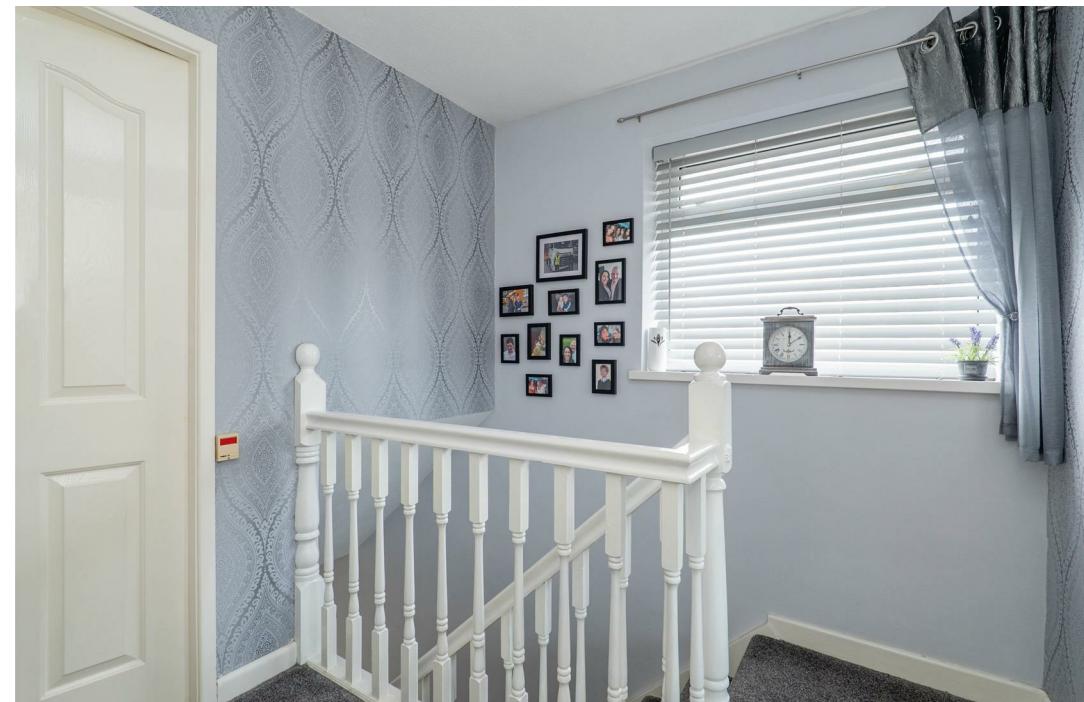












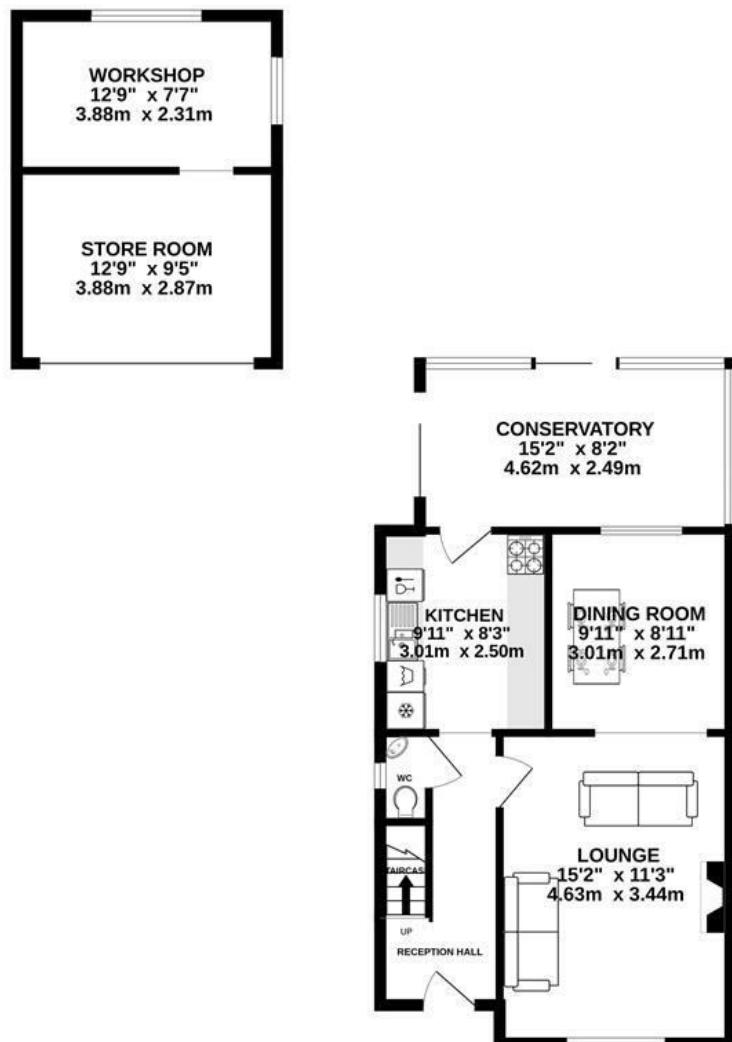






# BEN ROSE

GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 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.



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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

