



## Evergreen Avenue, Leyland

**Offers In The Region Of £550,000**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented six-bedroom detached family home, located on a quiet cul-de-sac in a sought-after residential area of Leyland. Perfect for families, this charming home is offered with no onward chain and provides spacious and versatile living accommodation throughout. Ideally situated, the home is just a five-minute drive from Leyland town centre, which offers a wide range of local amenities, shops, and services, and falls within the catchment area for several highly regarded local schools. The location is also ideal for commuters, with excellent transport links including easy access to the M6 and M61 motorway, Leyland railway station, and convenient local bus routes. In addition, scenic parks and open green spaces are within easy reach, further enhancing the appeal of this delightful family home.

Stepping into the property, you are welcomed by a bright and inviting entrance hallway, which provides access to a convenient ground floor WC and the staircase leading to the upper levels. Directly ahead is the spacious lounge, a wonderfully cosy yet elegant living area featuring a charming central log burner. A beautiful bay window with a built-in window seat and storage overlooks the rear garden, creating the perfect spot to relax while enjoying views of the outdoor space.

Double doors lead through to the impressive open-plan kitchen, dining and family room - a truly stunning extended living space designed perfectly for modern family life and entertaining. The contemporary fitted kitchen features a range of integrated appliances, including a fridge, freezer, double oven, hob and dishwasher, alongside ample storage and a stylish breakfast bar for informal dining. The dining and family area provides generous space for a large dining table as well as a comfortable seating area, with bi-folding doors opening directly onto the garden. Just off the kitchen is a practical utility room, complete with a sink and space for additional freestanding appliances. From here there is a door leading to the side of the property, along with integral access to the attached garage. Completing the ground floor is a bright and versatile study, featuring a charming bay window with a window seat overlooking the front of the home.

Moving to the first floor, you will find four generously sized double bedrooms, each benefiting from integrated storage. The impressive master bedroom also enjoys the added luxury of a private ensuite shower room with a dual head rainfall shower. A modern three-piece family bathroom also with an over-the-bath dual head rainfall shower, serves the remaining bedrooms on this level.

The second floor hosts a thoughtfully converted loft space, providing two further double bedrooms along with additional storage. Bedroom five also benefits from its own three-piece ensuite shower room, making this level ideal for guests, older children, or multigenerational living.

Externally, the property continues to impress. To the front is a private driveway offering off-road parking for multiple vehicles, along with access to the attached double garage via an up-and-over door. The garage is equipped with power and lighting and also benefits from a useful loft storage area above, complete with lighting and convenient pull-down ladder access. To the side of the garage is a fantastic enclosed allotment space featuring a greenhouse and dedicated planting beds, perfect for growing fruit and vegetables.

To the rear lies a beautifully secluded garden, offering a peaceful and private outdoor retreat. Generously sized, the garden features both decked and flagged patio areas ideal for outdoor dining and entertaining, alongside a well-maintained lawn, established borders, and fruit trees. A charming summer house completes the space, creating a wonderful setting for relaxing and enjoying the sunshine.

Early viewing is highly recommended to avoid disappointment and to fully appreciate the space, quality, and superb features this wonderful home has to offer.





















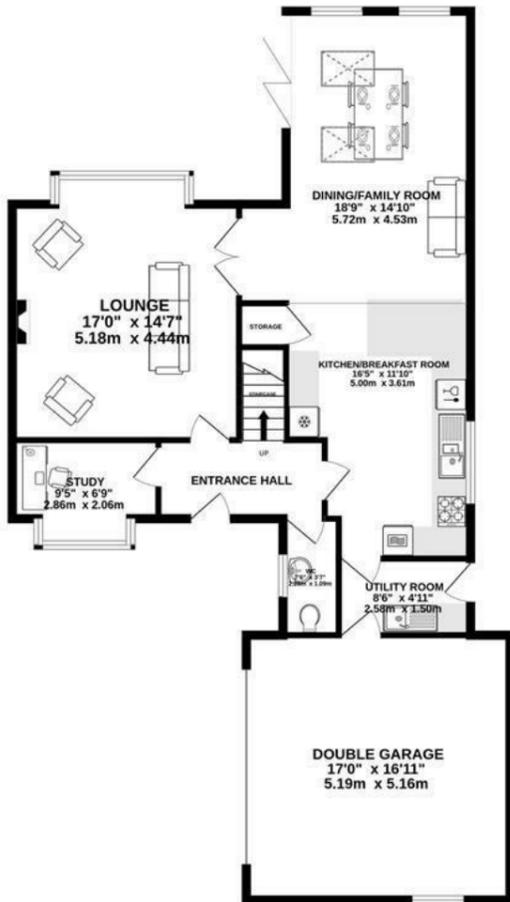








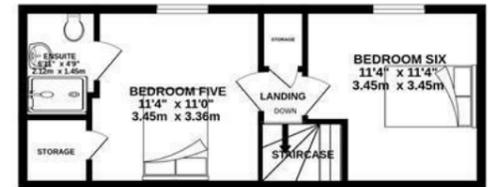
GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.

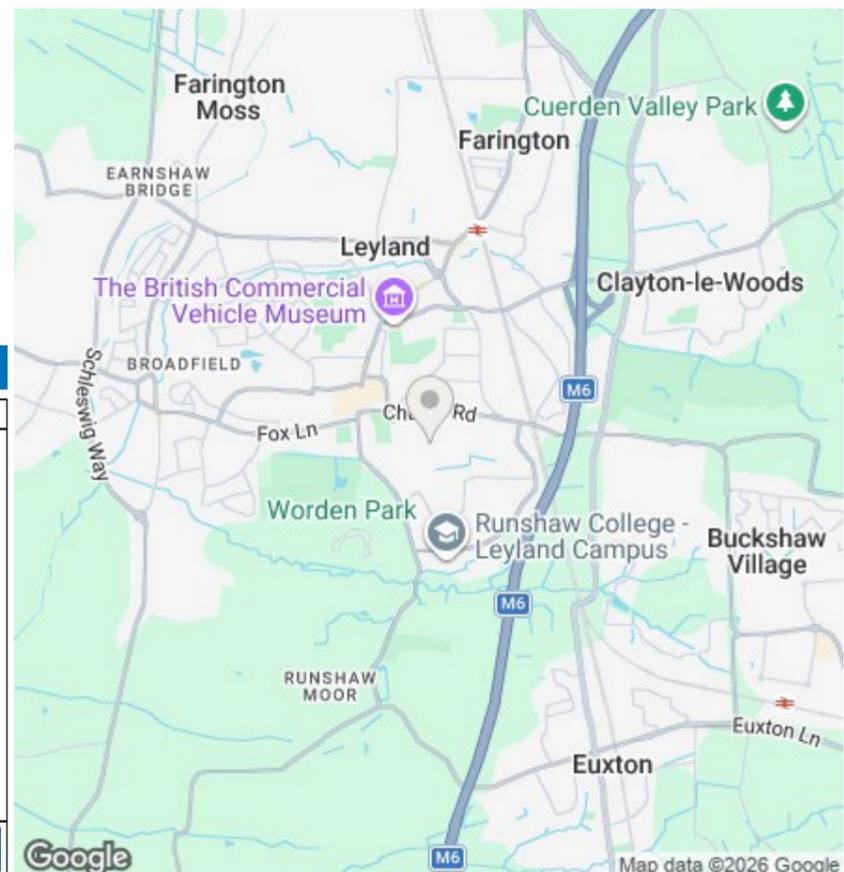


TOTAL FLOOR AREA : 2082 sq.ft. (193.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	