



## Royal Avenue, Leyland

£450,000

Ben Rose Estate Agents are pleased to present to market this stunning, significantly extended five-bedroom detached property in the heart of Leyland. Offering an abundance of living space, this home is ideal for those seeking room to grow or the opportunity to run a business from home. Located just a short walk from the beautiful Worden Park, this property is perfectly positioned for a peaceful yet convenient lifestyle. Excellent travel links to the M6, M61, and M65 motorways, along with a nearby train station, make commuting to nearby towns and cities effortless. The area also boasts a wide variety of local amenities, bus routes, and plenty of green spaces, ideal for leisurely walks and relaxation.

On the ground floor, you'll be greeted by a spacious entrance hall, leading to an inner hallway with access to a reception area featuring a large window that bathes the room in natural light. To your left, a ground-floor bedroom offers double doors opening to the rear garden, ideal for a guest room or home office. The hallway flows seamlessly into the utility room, equipped with cupboards, worktop surfaces, and a sink, as well as a convenient four-piece family bathroom featuring a hand basin, WC, large shower cubicle, and a luxurious Jacuzzi bath. The heart of the home is the large kitchen/dining area, which has open access to a conservatory. The kitchen is fitted with modern wall and base units, a stainless steel sink, integrated electric oven, five-ring gas hob with extractor, and an integrated dishwasher. The rear-facing lounge provides a cozy space with an electric fireplace and large window, while the entertainment room is perfect for hosting, featuring windows and French doors that lead out to the garden, as well as a purpose-built bar area and access to a useful storage space.

Upstairs, the first floor offers a spacious landing with a store cupboard and doors leading off to four well-sized bedrooms, including the master bedroom, which benefits from rear and side-facing windows and a range of fitted wardrobes. Bedrooms two, three, and four all feature windows offering plenty of natural light. The family bathroom/shower room is a stylish three-piece suite, comprising a hand basin, WC, and a large shower cubicle, providing all the comfort and convenience needed for a busy household.

Externally, the property is equally impressive. The front of the property is accessed via double gates that lead to a spacious block-paved driveway, offering ample off-road parking for multiple vehicles. There is also a covered carport area providing additional parking, with a side gate that leads to the rear garden. The well-maintained rear garden is a peaceful retreat, with a variety of patio areas, including a decking area, lawn, and a mix of shrubs, bushes, and trees. A summer house, accessed via double doors, offers the perfect space for relaxation or additional storage. With its generous living space, modern amenities, and tranquil location, this property truly has it all. Viewing is essential to appreciate the overall size and potential on offer.





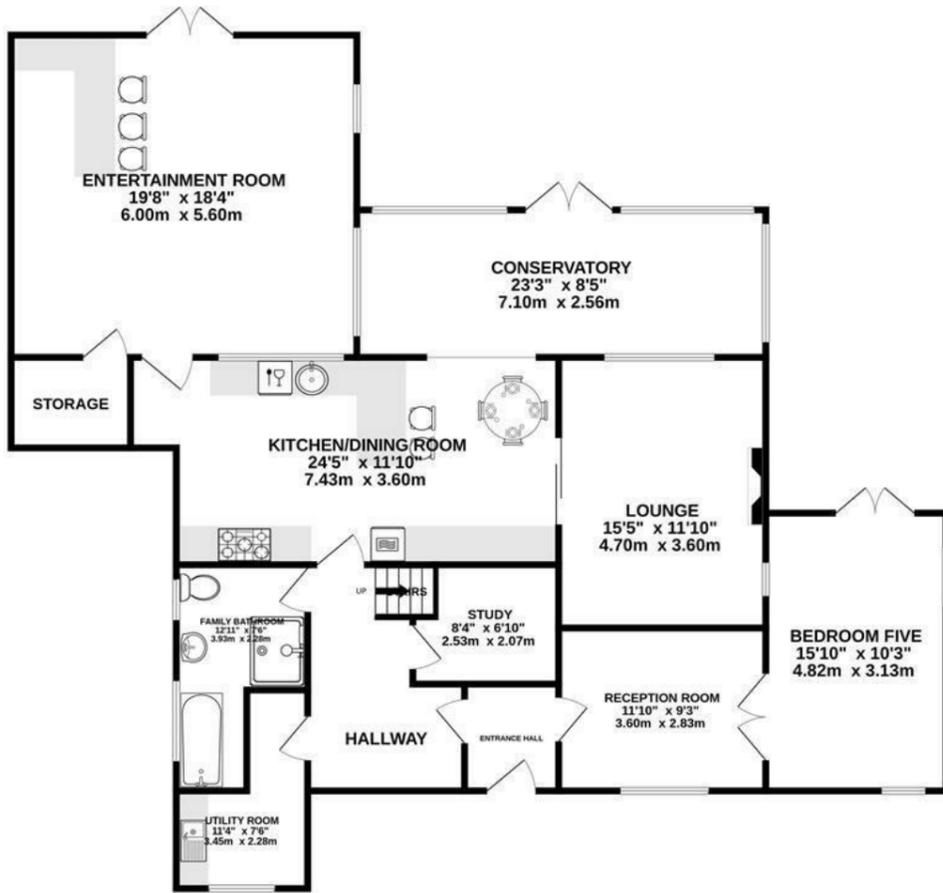








GROUND FLOOR  
1636 sq.ft. (151.9 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

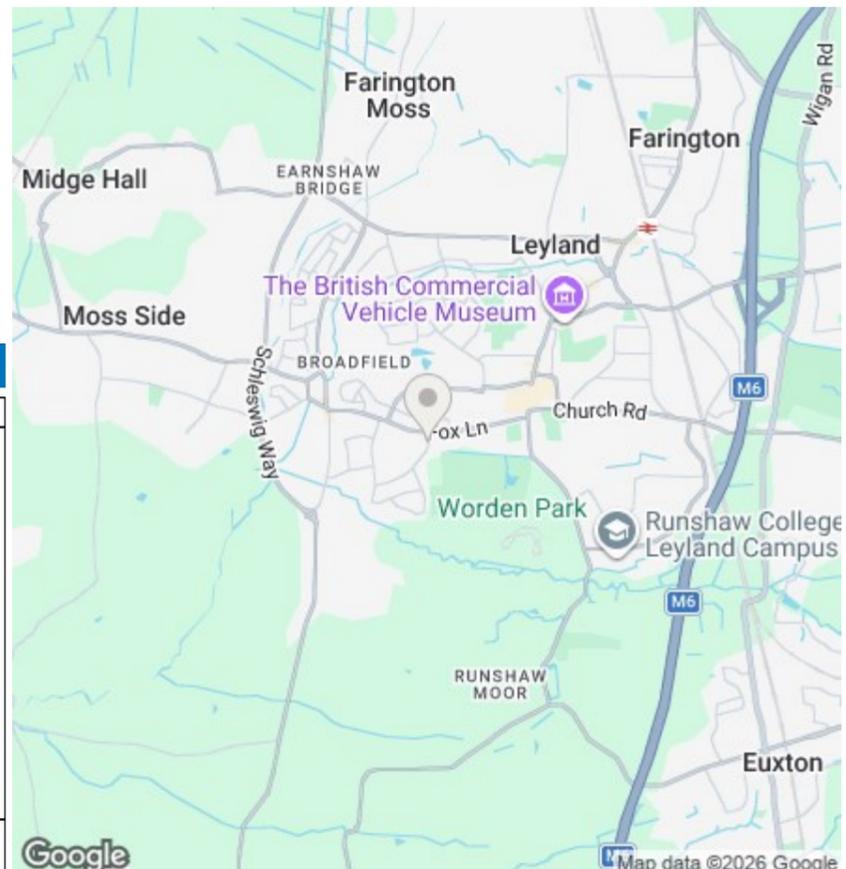


TOTAL FLOOR AREA : 2270 sq.ft. (210.9 sq.m.) approx.

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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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	