



Ruskin Avenue, Leyland

Offers Over £110,000

Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached property, situated in a popular residential area of Leyland, Lancashire. Offering an excellent opportunity for first-time buyers looking to put their own stamp on a home, as well as people looking to downsize or investors seeking a property with plenty of potential, this home is in need of modernisation throughout. Conveniently located, the property is within easy reach of a wide range of local amenities including supermarkets, shops, schools, cafés and leisure facilities, with Leyland town centre just a short distance away. Excellent transport links are also close by, including regular bus services, Leyland railway station providing direct links to Preston, Manchester and Liverpool, and convenient access to the M6, M61 and M65 motorway networks, making commuting across the North West straightforward.

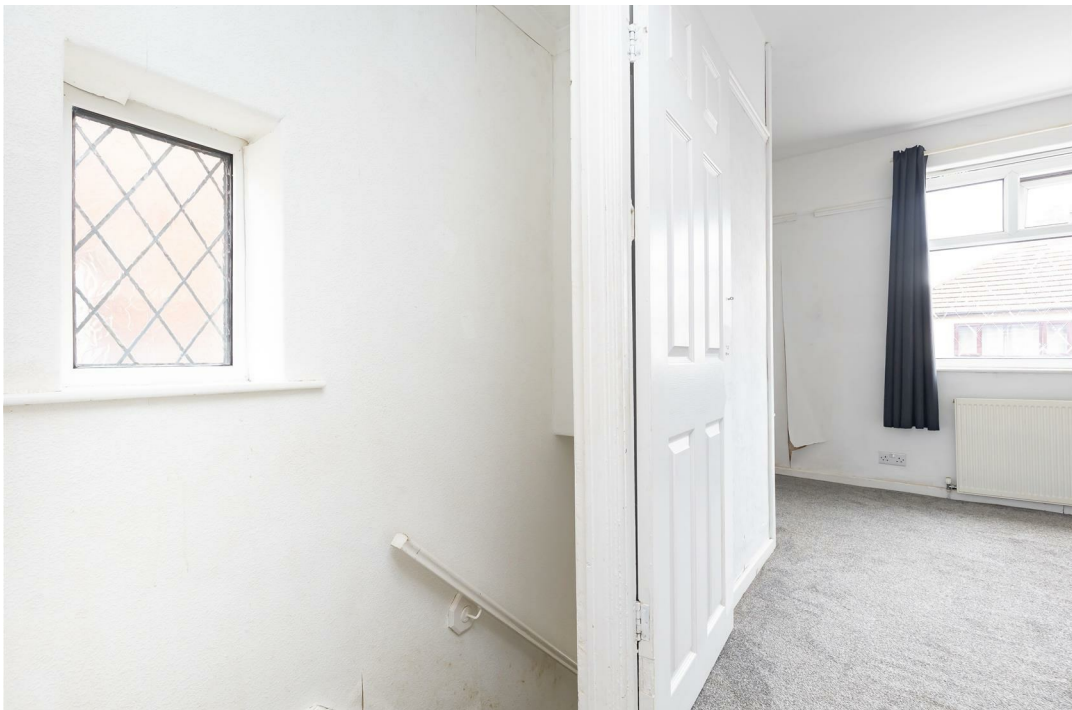
Stepping into the property, you are welcomed by a bright reception hall with the staircase positioned ahead and access into the spacious front lounge. The lounge is filled with natural light thanks to the large front-facing bay window and benefits from attractive laminate plank flooring, creating a comfortable living space. A door leads through to the fitted kitchen, which offers a range of integrated appliances along with useful under-stair storage. Finished with tiled flooring, the kitchen enjoys views over the rear yard and an external door provides direct access outside.

To the first floor, the property offers two well-proportioned bedrooms. The generous principal bedroom overlooks the front of the home and benefits from integrated storage shelving, while the second bedroom enjoys a pleasant rear-facing aspect. Completing the accommodation is the three-piece family bathroom, fitted with a bath incorporating an overhead shower, wash basin and WC.

Externally, the property is approached via a low-maintenance flagged front garden enclosed by a wall, complemented by a graveled area that enhances the property's kerb appeal. Residential parking is readily available nearby for added convenience. To the rear is an enclosed paved yard, offering a private outdoor space with minimal maintenance required. With its well-balanced accommodation, sought-after location and excellent scope for improvement, this property presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes or invest in a property with strong future potential.







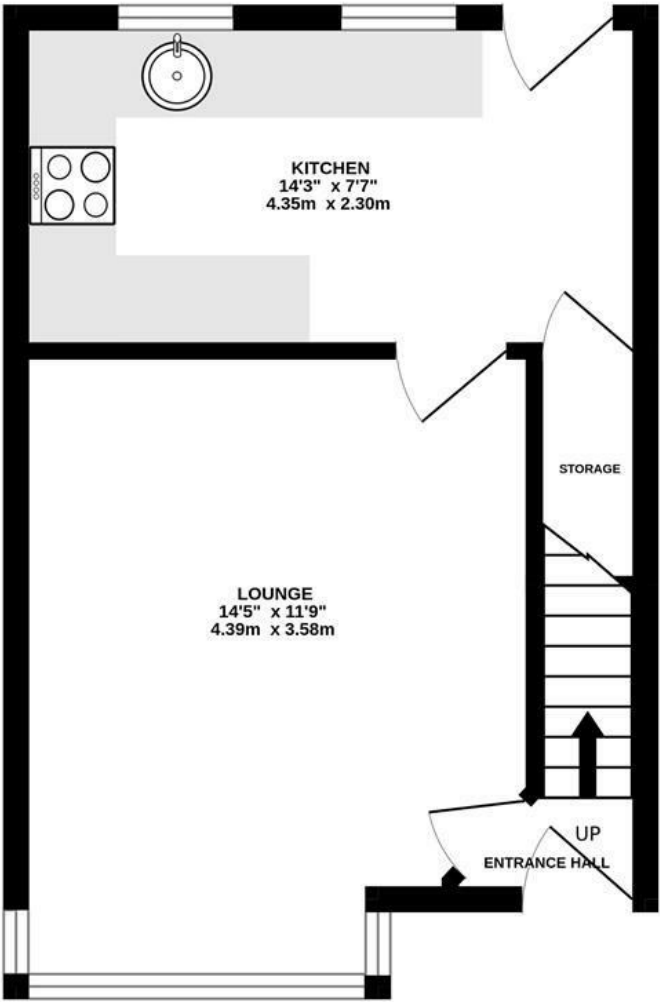




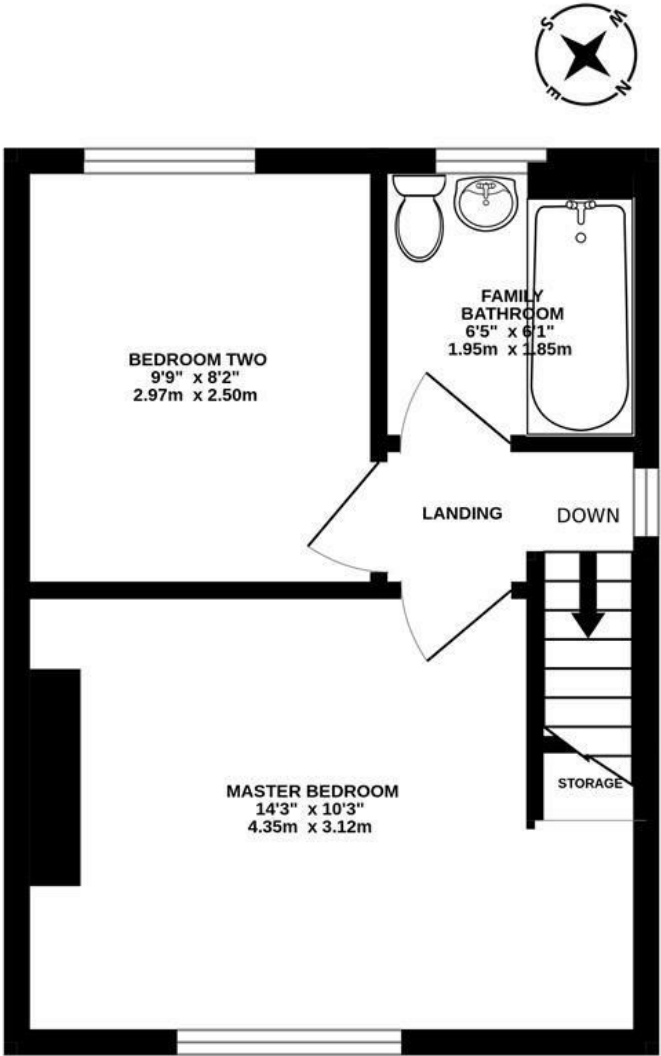


BEN ROSE

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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		
(69-80) C		
(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 (CO ₂) 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	

