



## Goldcrest Avenue, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this beautifully finished three-bedroom semi-detached home, situated in a sought-after residential area of Leyland. Perfectly suited to families, this ready-to-move-into property offers generous living space, modern features and thoughtful upgrades throughout, including solar panels and a boarded loft with electricity. Leyland is a popular and well-connected town, offering a wealth of local amenities such as supermarkets, schools, parks and leisure facilities, all within easy reach. Excellent travel links are close by, including Leyland train station providing direct routes to Preston and Manchester, convenient bus services and easy access to the M6 and M61 motorways, making commuting to nearby towns and cities such as Preston, Chorley and Manchester straightforward.

Stepping into the home, you are welcomed by an inviting entrance hall which provides access to the first-floor staircase and leads through to the spacious lounge. The lounge offers a comfortable and bright living area, ideal for relaxing with family or entertaining guests. Continuing through, you will find a convenient ground floor WC, perfect for visiting guests and everyday family life. To the rear of the property sits the modern kitchen/diner, a fantastic open space that overlooks the garden. This room provides ample space for both cooking and dining, with plenty of worktop and storage space, integrated appliances and room for a family dining table, creating a sociable hub of the home with views and access out to the garden.

Heading upstairs, the landing gives access to all first-floor rooms. The master bedroom is a generous double room, beautifully presented and benefiting from its own private en suite, adding a touch of luxury and practicality. The remaining two bedrooms are well-proportioned and ideal for children, guests or even a home office. Completing the first floor is the contemporary family bathroom, fitted to a good standard and serving the additional bedrooms. The boarded loft, complete with electricity, provides excellent additional storage space and further flexibility.

Externally, the property continues to impress. To the front, there is a double driveway providing off-road parking for two vehicles, along with a small lawned area and the added benefit of an EV charging point. To the rear, the enclosed garden is fully fenced, offering a safe and private space for children to play. It features a generously sized lawn and a paved patio area, perfect for outdoor furniture and enjoying the warmer months. Beautifully presented throughout, energy-efficient with solar panels, and ideally located for family living, this is a wonderful opportunity to acquire a modern home in a highly convenient area of Leyland.





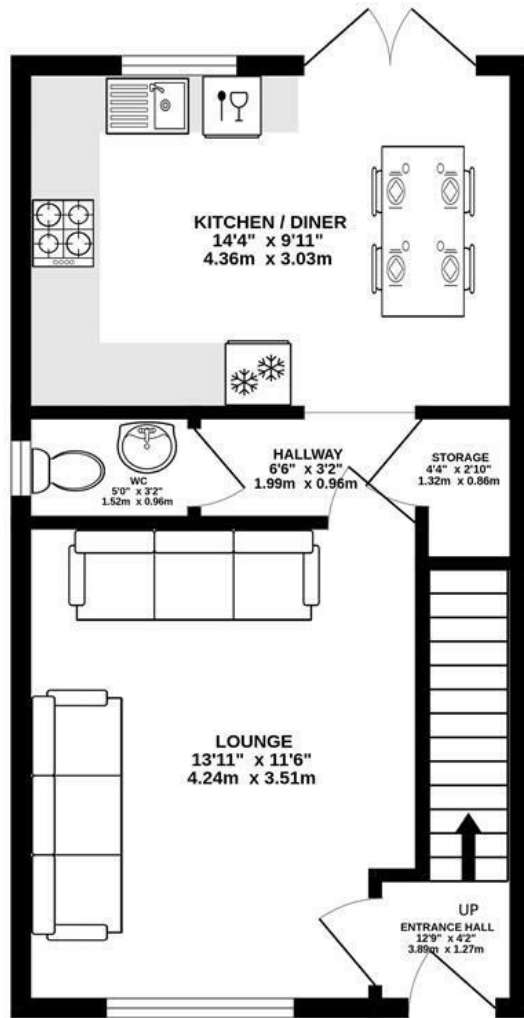




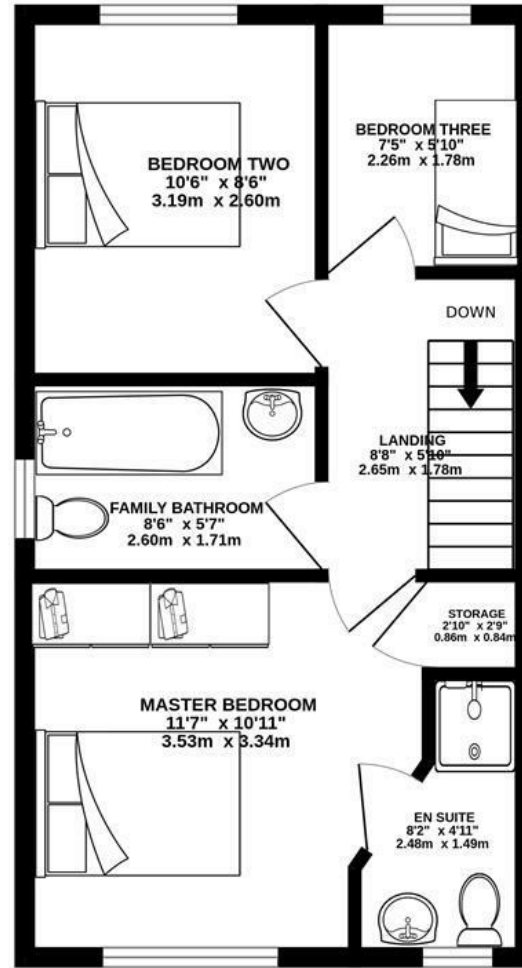




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

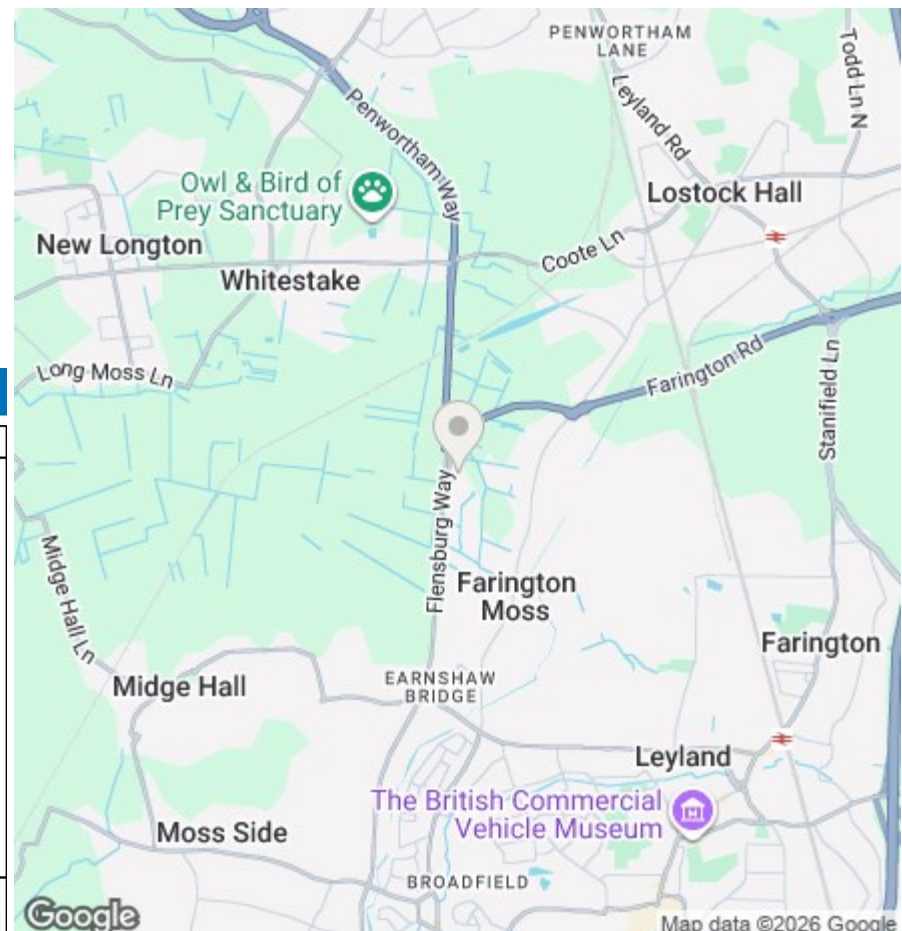


TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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>96</b>
(81-91) <b>B</b>	<b>84</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	