



## Victoria Park Avenue, Leyland

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home on the market with no onward chain. Located in a highly sought-after area of Leyland and just a short stroll from the picturesque Worden Park. Perfectly suited to growing families, this home combines generous living space with modern conveniences, all within easy reach of excellent local amenities. Leyland town centre offers a wealth of shops, cafés, and restaurants, while nearby schools are well regarded. Superb travel links include Leyland train station within a five-minute drive, excellent bus routes, and quick access to the M6 and M61 motorways, connecting you with Preston, Chorley, and Manchester. The property is also ideally placed for leisure, with parks, sports facilities, and countryside walks right on your doorstep.

Stepping inside, you are welcomed by a spacious entrance hall, tastefully decorated and giving access to all ground floor rooms. Cleverly designed custom-built understairs storage compliments the hall, with pull out drawers and a fitted closet it maximises space and practicality.

To the right is a well-equipped utility/storage room offering additional cupboards, from here there is access to the home office a superbly versatile space with modern fittings and an extensive desk area, ideal for remote working or creative projects. To left of the property, the large family dining room features a charming bay window, while to the rear, the bright and generously sized lounge boasts a gas fireplace, integrated TV, and ample space for furnishings, with double doors opening directly onto the rear garden it would make the perfect space for entertaining. The modern kitchen is light and contemporary, complete with a breakfast bar, integrated oven, electric hob, AEG coffee machine, dishwasher, and an abundance of storage all overlooking the vast garden. A convenient downstairs WC with a hand basin completes the ground floor.

The first floor is also tastefully decorated throughout and centred around a spacious landing. The master bedroom, which benefits from built-in storage, two windows for a bright airy feel and a modern ensuite shower room with integrated cabinetry is a real asset. Bedroom two is a well-proportioned double with built-in wardrobes, bedroom three offers another generous double, while bedroom four is a comfortable single overlooking the rear garden. The modern family bathroom is tiled and features a bath with an overhead shower and further built in cabinetry. A further staircase leads to the impressive loft conversion a bright, versatile space with skylights, integrated TV, and extensive storage, including eaves. This room really has the wow factor and must be viewed to be truly appreciated. This room offers endless possibilities, from a second lounge or home cinema to a private retreat for teenagers or a generous fifth bedroom.

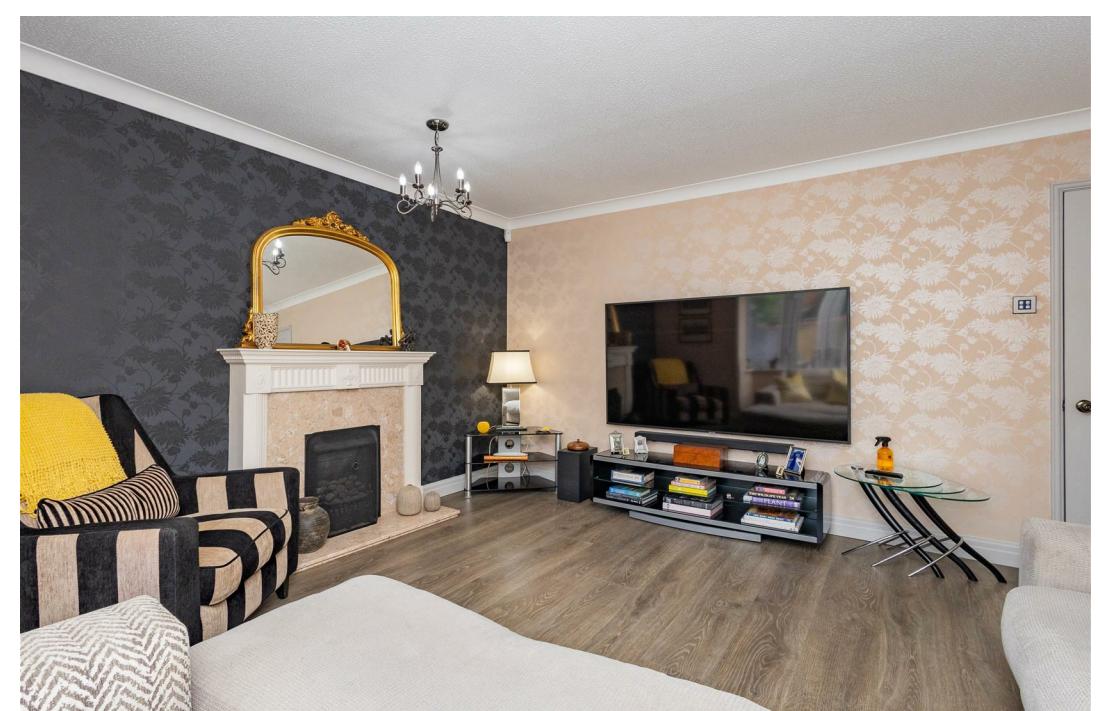
Externally, the property offers a welcoming front garden with a large driveway providing off-road parking for up to four vehicles. To the rear, the recently renovated garden has been thoughtfully designed for low maintenance, with stone, flagging, planted borders, and a seating area – perfect for outdoor dining or relaxing in the sunshine.

This property also features an advanced modern security system, including CCTV, alarms, and external door sensors, all of which can be managed through the Eufy app for those with compatible devices (manual control is also available). Internal/external lighting is activated via sensors as you enter rooms. Integrated TVs and the internal/external lighting throughout the home can likewise be operated manually or via Apple Home for added convenience and connectivity.

In summary, this is a beautifully appointed family home offering spacious interiors, excellent modern features, high level security, and a prime location close to amenities, schools, and transport links – ready for its next chapter with no onward chain.

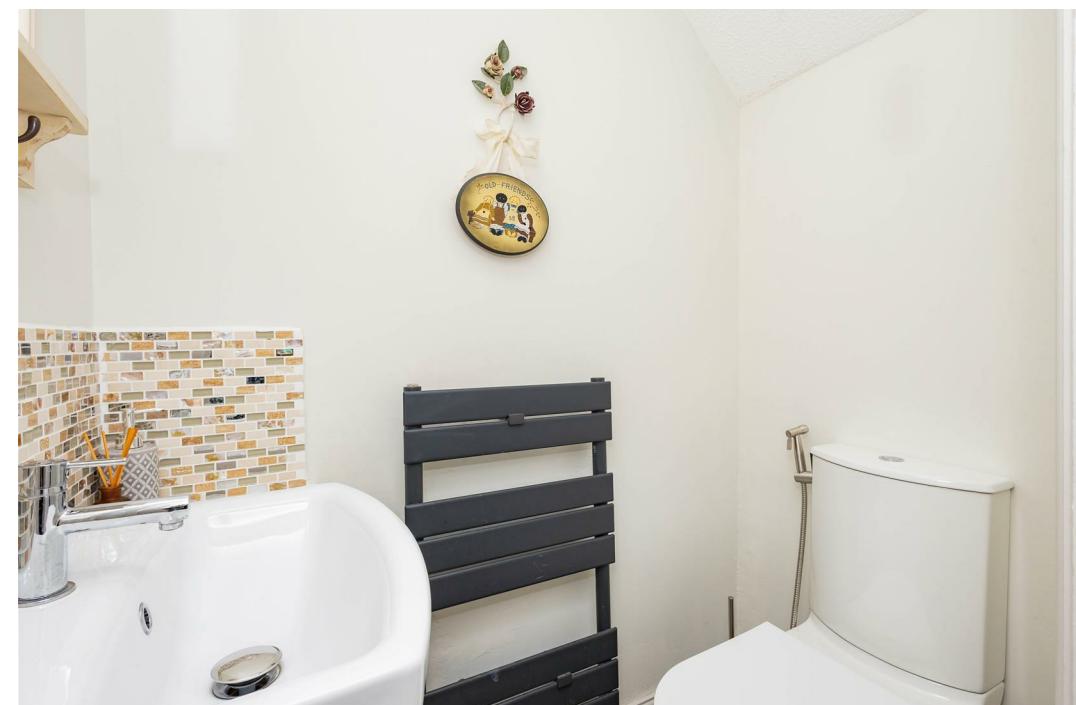


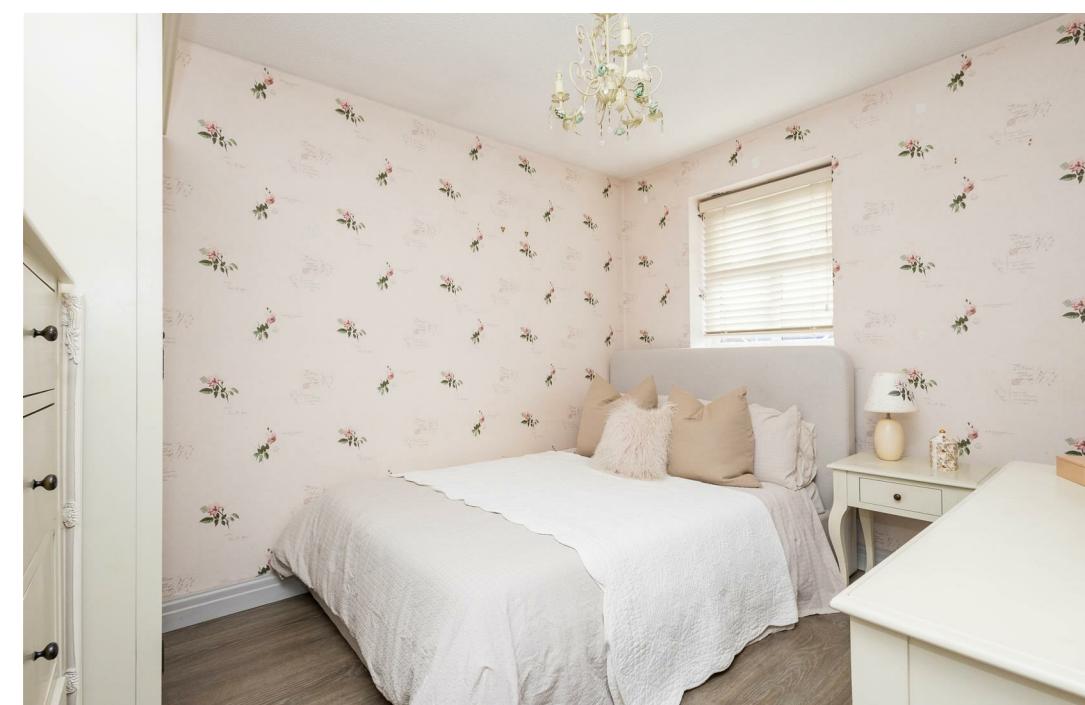
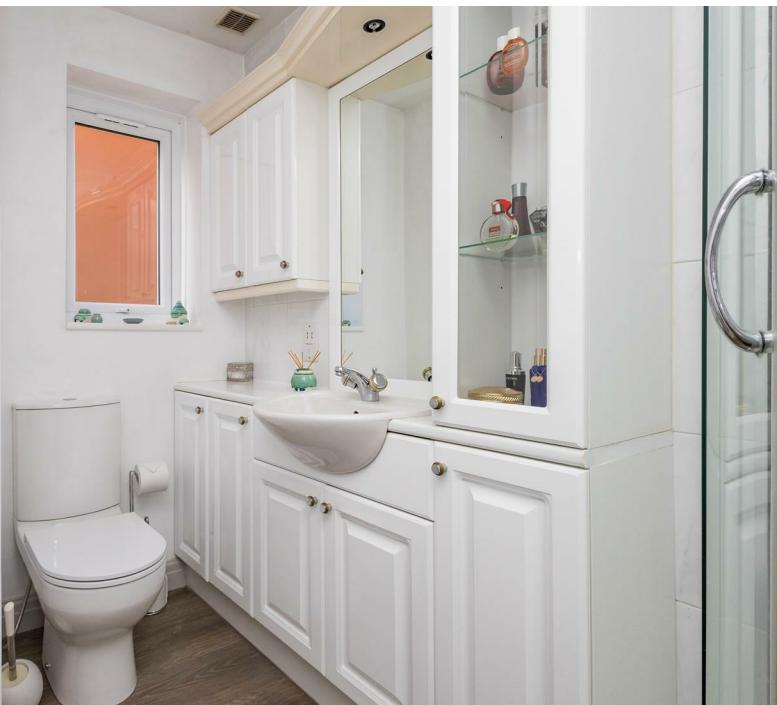






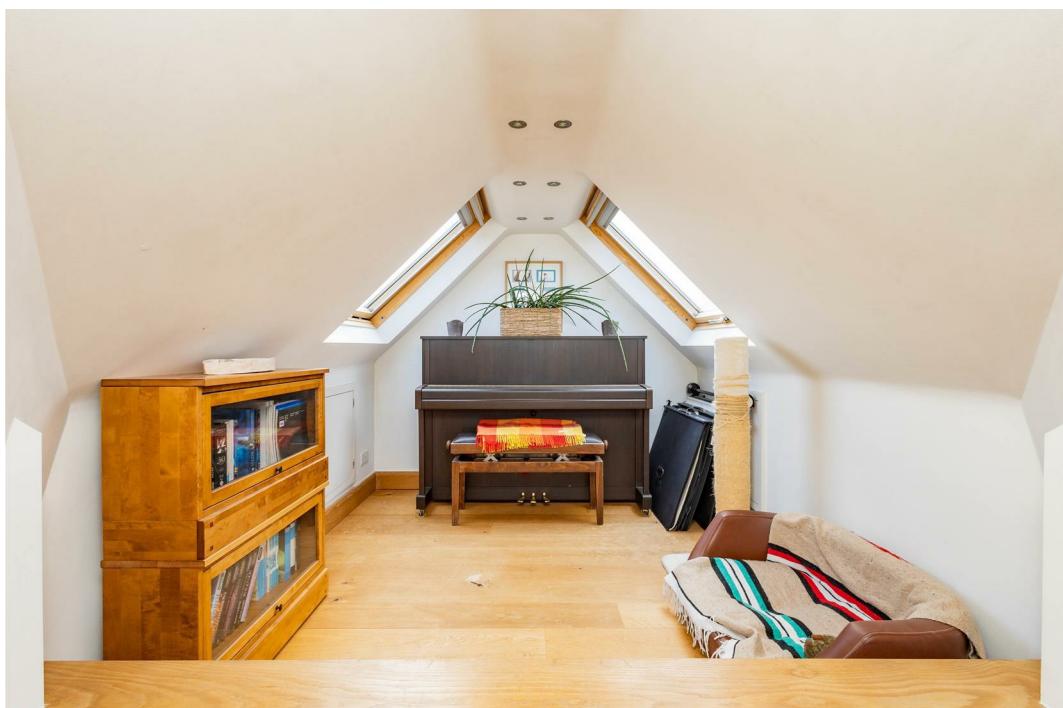






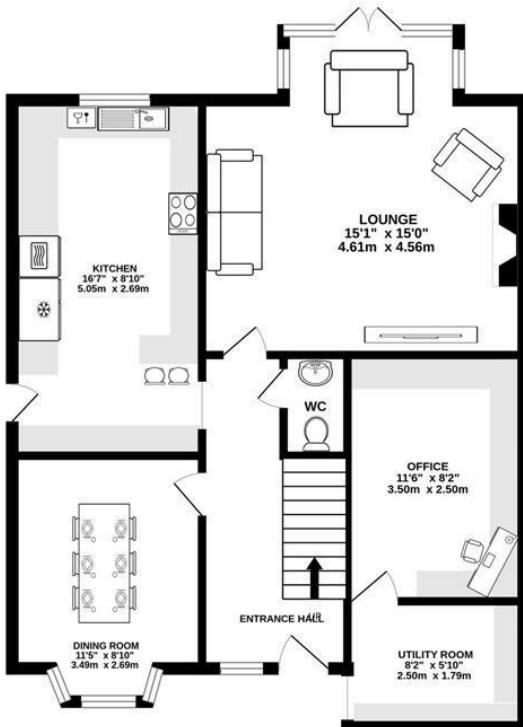




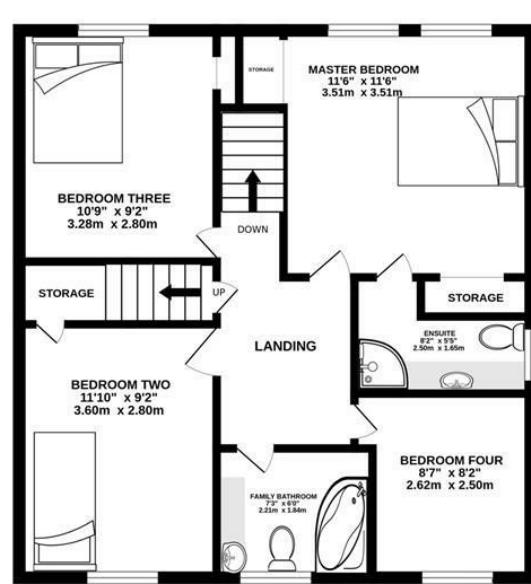


# BEN ROSE

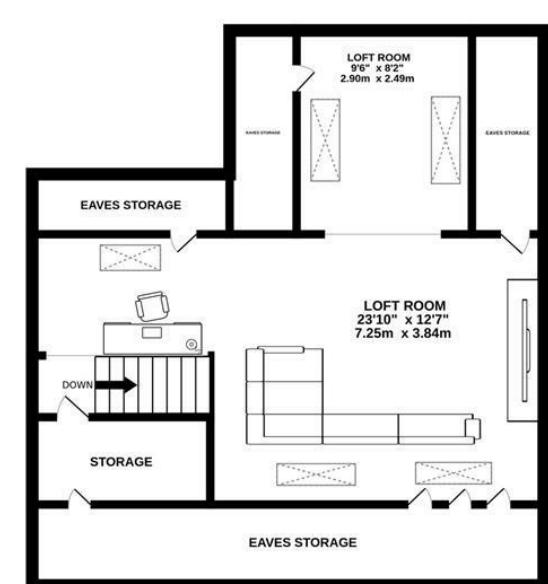
GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



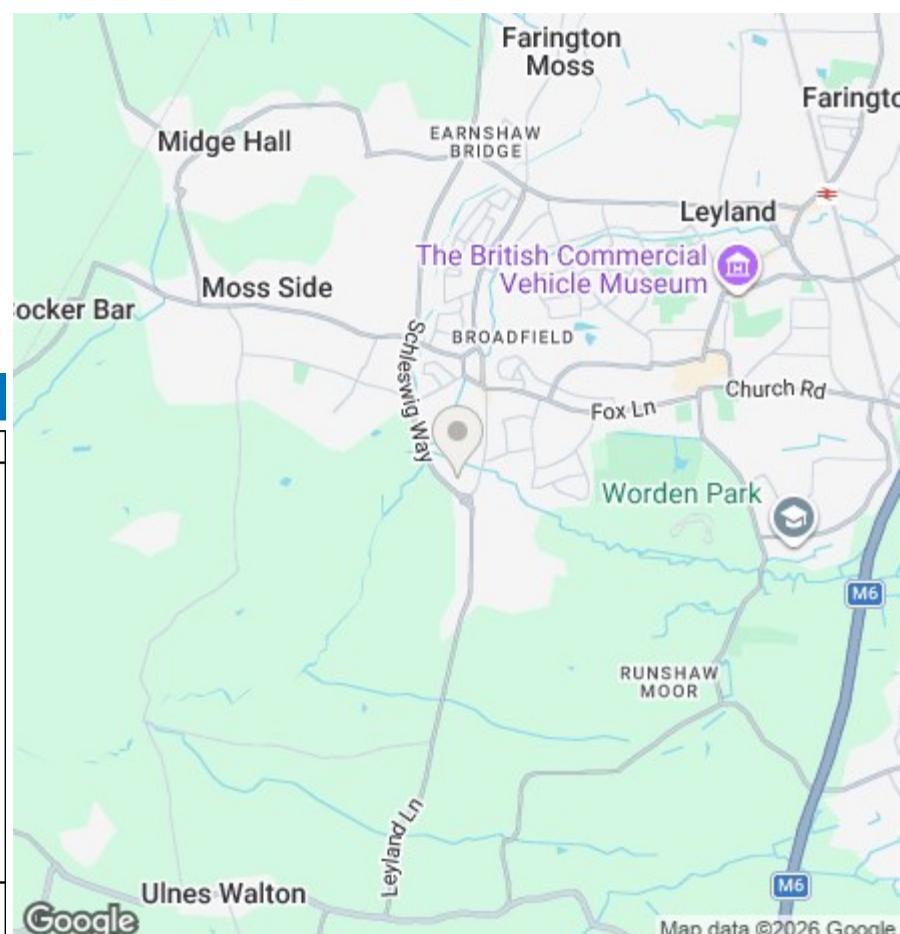
TOTAL FLOOR AREA : 1843 sq.ft. (171.2 sq.m.) approx.

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<br>(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<br>(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 |           |