



Redwood Avenue, Leyland

Guide Price £175,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached home, perfectly suited for families seeking a property with great potential. Situated in a popular residential area of Leyland, Lancashire, excellent travel links include Leyland train station for direct routes to Preston and Manchester, frequent bus services throughout the town, and swift access to the M6 and M61 motorways, making commuting across the North West simple and efficient.

Stepping inside, you are welcomed by a bright entrance hallway. To the left, a spacious lounge flows into a dedicated dining area, creating an ideal space for everyday family life and entertaining. Patio doors open to a light-filled conservatory overlooking the garden, enhancing the sense of space and natural light. The separate kitchen offers cabinetry and workspace, while a ground-floor WC completes this level. While functional, the interiors would benefit from modernisation, giving buyers the opportunity to personalise the home to their own style.

Ascending to the first floor, three well-proportioned bedrooms provide comfortable and versatile accommodation. The master bedroom offers a peaceful retreat, while the second and third bedrooms are ideal for children, guests, or a home office. A family bathroom serves all three rooms and, like the rest of the home, presents an excellent chance for renovation to create a fresh, contemporary space.

Externally, there is a private driveway with parking for up to two vehicles, complemented by a garage for additional parking or valuable storage. The front garden enhances the home's kerb appeal, while to the rear, a secluded garden for outdoor relaxation or entertaining once updated to taste.

In summary, this three-bedroom detached home combines spacious interiors with excellent transport links. Offering clear potential for modernisation and renovation, it presents an outstanding opportunity for families or investors to create a stylish home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

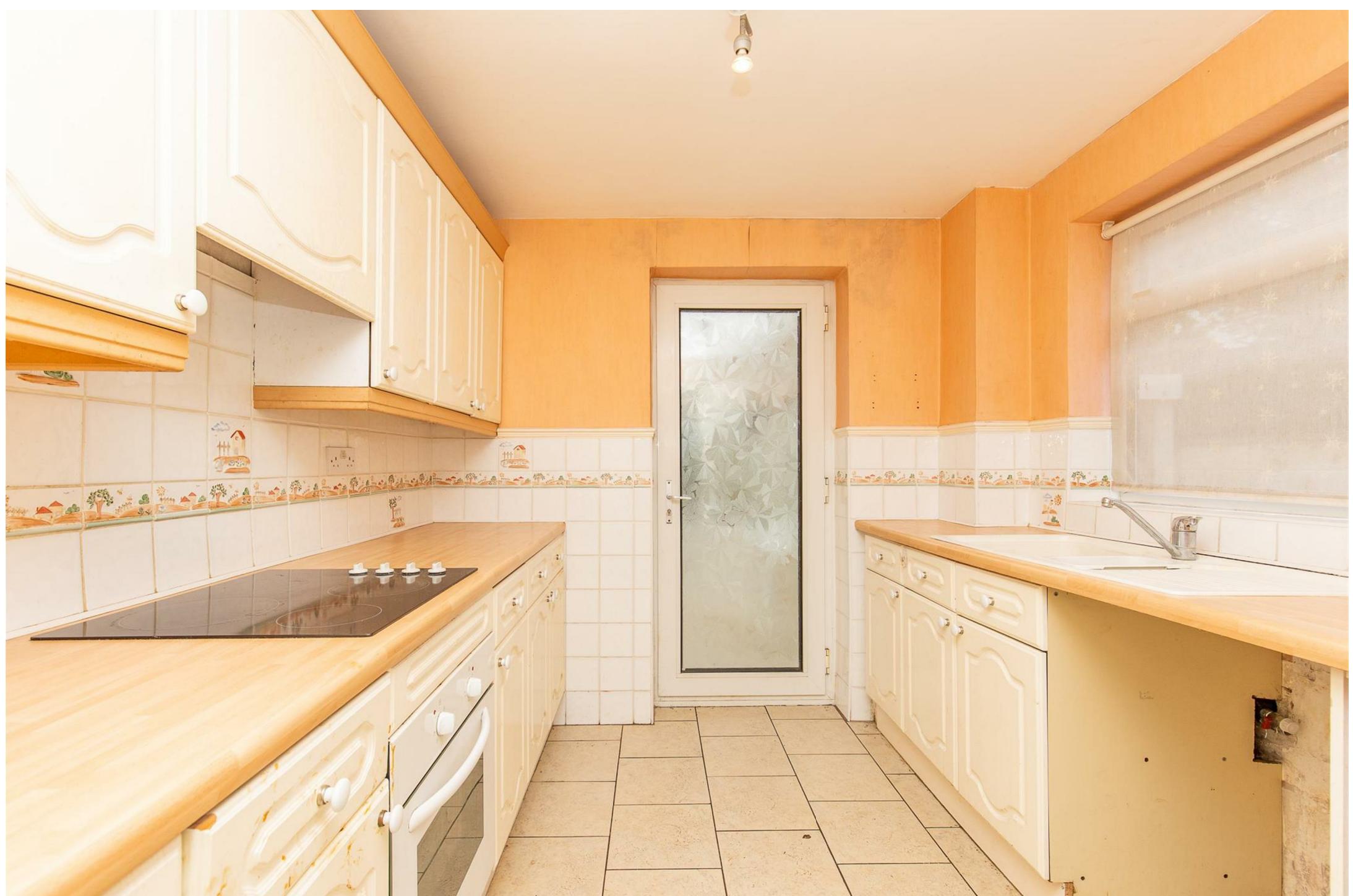
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.







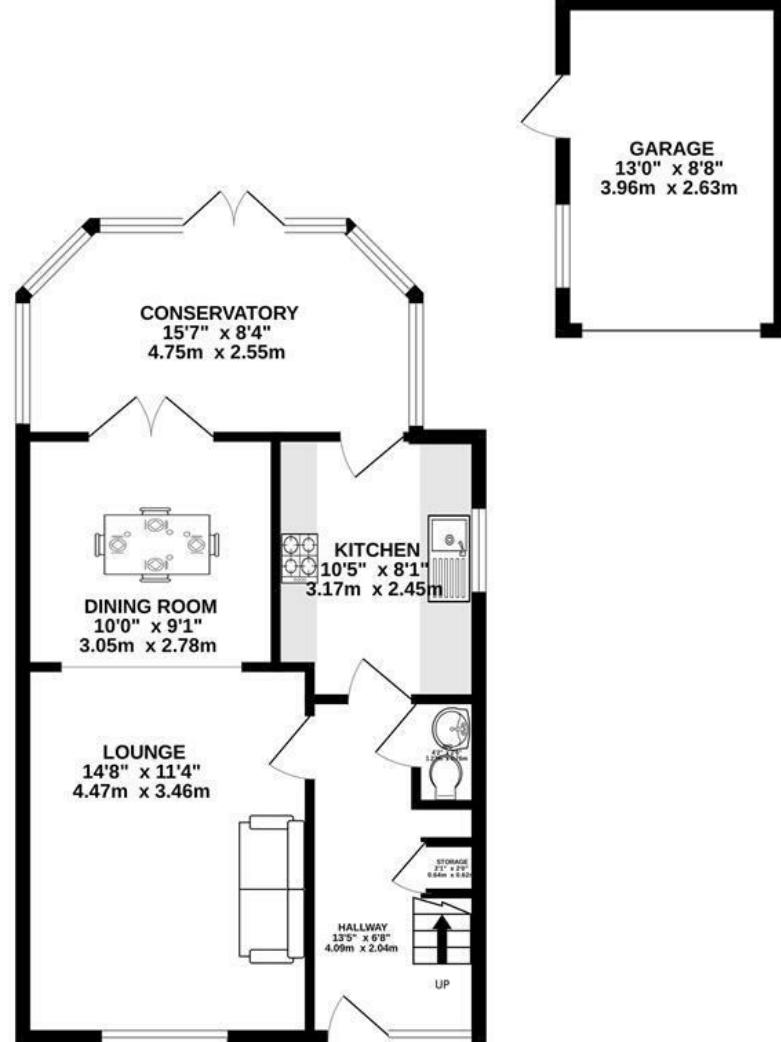




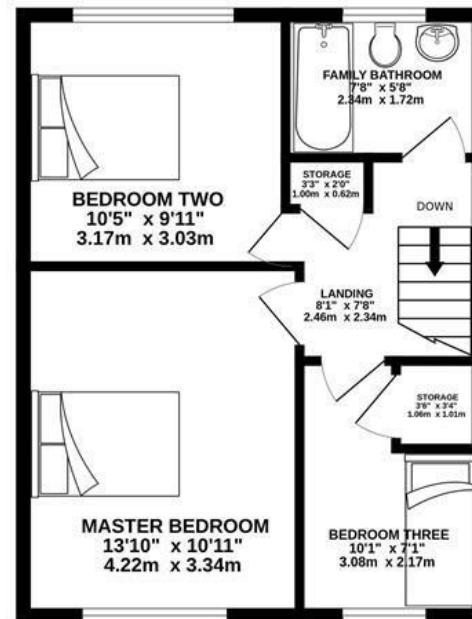


BEN ROSE

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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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	

