



Young Avenue, Leyland

Offers Over £189,995

Ben Rose Estate Agents are delighted to present to the market this beautifully refurbished three-bedroom mid-terrace home, ideally situated in one of Leyland's most sought-after residential areas. Perfectly suited to first-time buyers, this charming property has been completely renovated since 2023, having been stripped back to brick and benefiting from a full rewire, a new roof and a new boiler, offering buyers complete peace of mind. Conveniently positioned close to Leyland town centre, the home enjoys easy access to a wide range of local shops, schools and everyday amenities, as well as excellent transport links via the nearby M6 and M61 motorways.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the staircase and the spacious lounge. The lounge is filled with natural light thanks to a large front-facing bay window and flows seamlessly into the open-plan dining area and modern kitchen, creating an ideal space for both everyday living and entertaining. The dining area comfortably accommodates a four-person family dining table and also provides access to useful downstairs storage. In addition, there is a second generous storage cupboard, perfect for use as a pantry.

The contemporary kitchen is fitted with an excellent range of wall and base units, an integrated hob and oven, and offers ample space for additional freestanding appliances, while enjoying pleasant views over the rear garden. Leading off the kitchen is a practical utility room, complete with additional worktop space and plumbing for a washing machine and tumble dryer, along with a convenient downstairs WC. The utility room also provides direct access to the rear garden.

To the first floor are three well-proportioned bedrooms. The Master bedroom and second bedroom are both comfortable doubles, with the main bedroom benefiting from built-in storage. The third bedroom is currently utilised as a home office but is equally suitable as a single bedroom or nursery. Completing the first floor is a stylish, modern three-piece family shower room.

Externally, the property boasts a generous south-facing rear garden that has been beautifully landscaped with a combination of lawn and patio areas, providing an ideal space for outdoor relaxation and entertaining. The garden enjoys a good degree of privacy, as it is not directly overlooked, and also provides pedestrian access to an oversized garage. Currently used for storage, the garage offers fantastic potential to be converted into a home office, gym or studio, subject to any necessary consents, while still providing space to accommodate one or two vehicles with additional vehicular access from the rear.

To the front of the property is a low-maintenance courtyard garden, with on-road parking available. This superb home has been finished to a high standard throughout and is ready for its next owners to move straight in and enjoy.















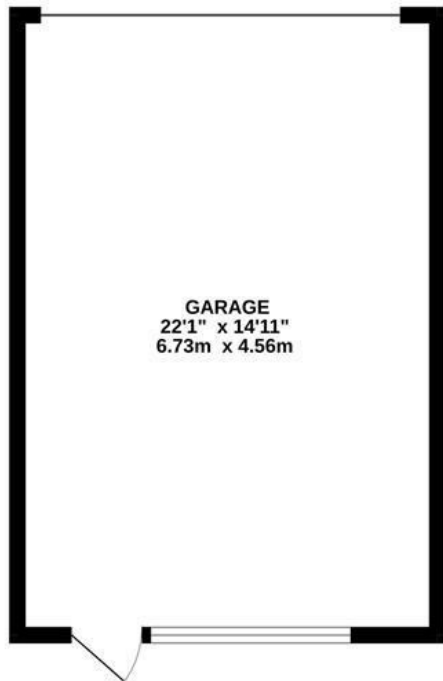
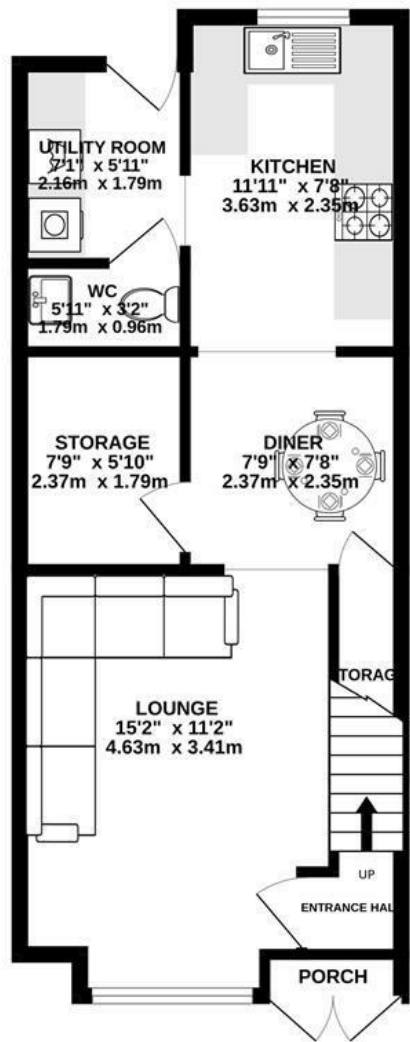




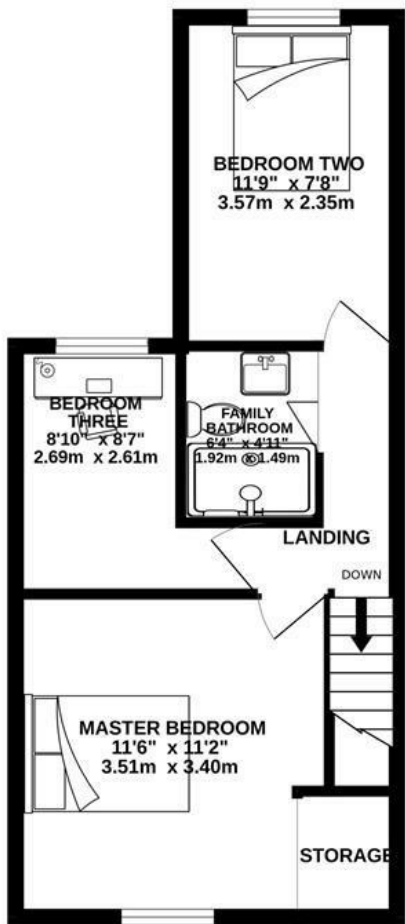


BEN ROSE

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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		
	79	83
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	

