



Redwood Avenue, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, tucked away on a quiet no-through road within a popular residential area of Leyland. Ideal for first time buyers and growing families alike, the property offers bright, neutrally decorated accommodation throughout and is ready to move straight into. One of the home's standout features is its wonderful south-facing aspect, allowing natural light to flood the living spaces throughout the day. Conveniently positioned close to Leyland town centre, the property benefits from a fantastic range of local amenities including supermarkets, shops, cafés, well-regarded schools, and leisure facilities. The award-winning Worden Park is also nearby, offering beautiful green spaces and family-friendly attractions. Excellent transport links are within easy reach, with Leyland train station, regular bus routes, and quick access to the M6, M61, and M65 motorways providing convenient connections to Preston, Manchester, and surrounding towns.

Stepping inside, you are welcomed by a spacious entrance hall which leads through double doors into a bright and airy lounge. The open-plan layout creates a wonderful sense of space, making it perfect for both everyday family life and entertaining. Flowing seamlessly through to the dining room, this area is bathed in natural light thanks to its south-facing position, creating a warm and inviting atmosphere throughout the day. Completing the ground floor is a stylish kitchen, finished with sleek black cabinetry and offering direct access out to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms. The generous master bedroom benefits from mirrored sliding fitted wardrobes, whilst the second double bedroom also features matching built-in wardrobes, providing excellent storage.

The third bedroom is a comfortable single room, currently utilised as a home office, and includes useful built-in storage. Completing the first floor is a bright family bathroom, while the landing benefits from its own window, enhancing the light and airy feel of the home, along with access to a boarded loft offering valuable additional storage.

Externally, the property provides excellent off-road parking, with a concrete driveway to the side accommodating up to two vehicles, alongside a further gravelled driveway offering space for an additional two cars. The rear garden is undoubtedly one of the home's greatest selling points. Enjoying a sought-after south-facing aspect, this beautifully maintained outdoor space is a true suntrap, featuring a generous lawn and a decked seating area that enjoys sunshine from morning through to evening. Perfect for relaxing, entertaining, or spending time with family, the garden provides a wonderful extension of the living space and completes this fantastic home in one of Leyland's quieter residential locations.







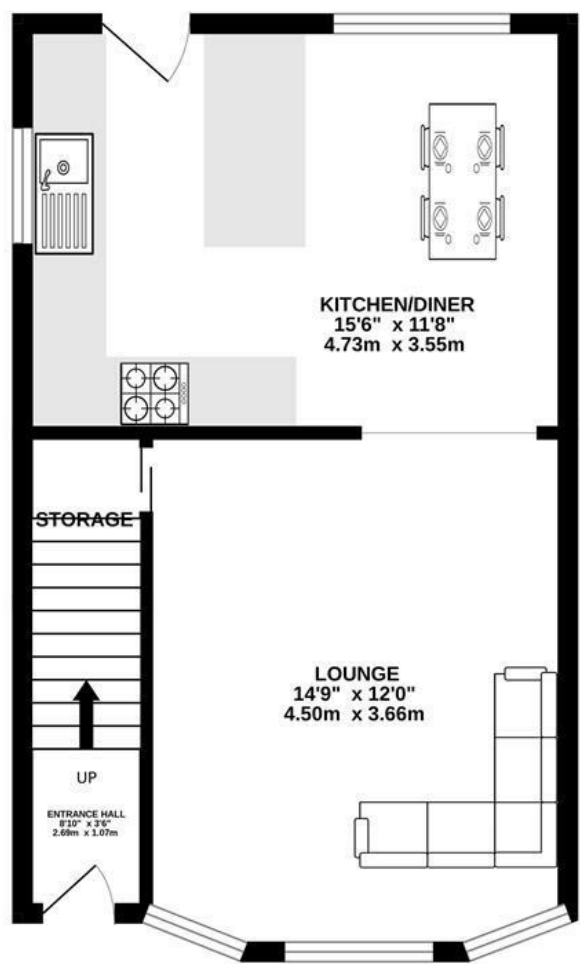




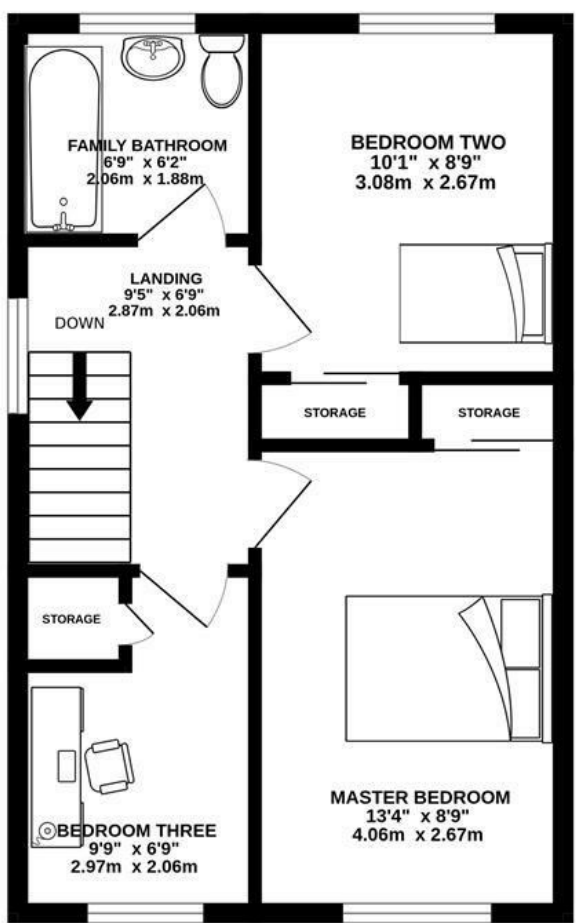


BEN ROSE

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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	53	88
(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		
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