



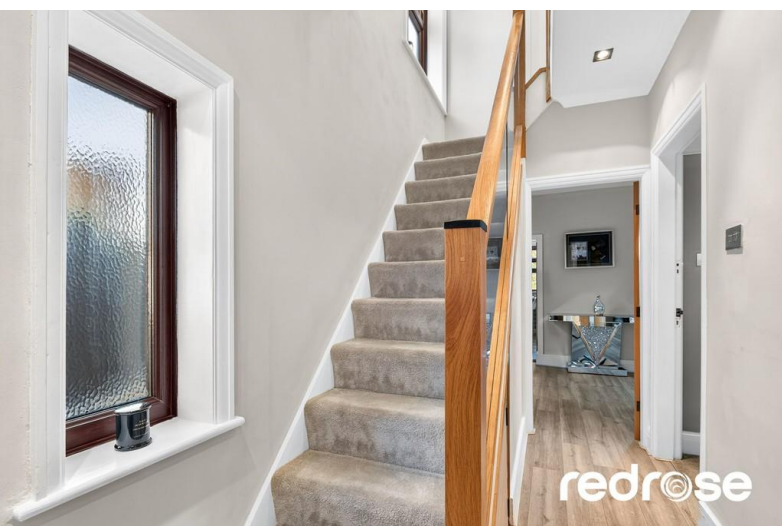
redrose

33 Clifton Avenue
Leyland, PR25 3ES

This impressive extended three-bedroom semi-detached home occupies a prominent corner plot and has been finished to a high standard throughout. The re-fitted high-gloss kitchen provides a modern and stylish focal point, complemented by spacious living accommodation and well-presented bedrooms. The property enjoys a substantial garden, offering excellent outdoor space rarely found with similar homes, along with the added benefit of a garage. A fantastic opportunity for families seeking a modern home with standout features.

Offers Over £275,000

EPC Rating '65D'





Property Description

HALLWAY

A welcoming entrance hallway featuring stylish grey click together laminate flooring and a modern radiator with fitted mirror, creating a contemporary first impression. Stairs rising to the first floor, with the space offering a bright and practical introduction to the home.

LOUNGE

12' 2" x 11' 2" (3.71m x 3.4m) A generous and modern lounge enhanced by a stylish half-bay window to the front aspect, double panel radiator, feature fireplace with living flame gas fire set within, creating an attractive focal point while allowing natural light to flood the space. The room offers a bright, inviting atmosphere with ample space for a variety of furnishings, making it ideal for both relaxing and entertaining.





DINING ROOM

17' 2" x 11' 7" (5.23m x 3.53m) A spacious and versatile dining room featuring a useful built-in storage cupboard, ideal for keeping household items neatly tucked away. The room offers ample space for a family dining table and creates a comfortable setting for both everyday meals and entertaining. Double glazed window to the rear aspect, radiator and grey laminate flooring.



EXTENDED KITCHEN/DINER

13' 10" x 11' 3" (4.22m x 3.43m) The kitchen is beautifully appointed with a range of high gloss wall and base units with complementary work surfaces over. Bowl and half sink, with drainer and mixer tap. An integrated double electric oven complemented by a sleek 4 ring induction hob and modern extractor fan with light. Integrated dishwasher, space for Fridge Freezer. These high-quality appliances enhance the contemporary feel of the space, providing both style and practicality for everyday cooking and entertaining. Part tiled walls. Double glazed window over looking the rear garden, radiator and door to the rear.



FIRST FLOOR LANDING

Double glazed window overlooking the side. Access to the loft hatch which has been boarded ready for conversion (subject to Building Regulations) Power, light and pull down ladder.

MASTER BEDROOM

12' 11" x 10' 11" (3.94m x 3.33m) A generously sized light and airy master bedroom, filled with natural light, offering ample space. The room provides a comfortable and relaxing retreat, with neutral décor that complements the modern style of the home and allows for versatile furniture arrangements. Double glazed half bay window to the front aspect, radiator and picture rail.

BEDROOM TWO

10' 4" x 10' 1" (3.15m x 3.07m) A generously sized second double bedroom, filled with natural light and offering ample space for a range of furnishings. The room provides a versatile and comfortable space, ideal as a bedroom, guest room, or home office, and complements the modern style and layout of the home. Double glazed window to the rear aspect and radiator.



BEDROOM THREE

7' 4" x 6' 9" (2.24m x 2.06m) A well-proportioned third bedroom, offering versatile space that could be used as a bedroom, home office, or guest room. The room benefits from natural light and neutral décor, providing a flexible and comfortable area within the home. Double glazed window to the front aspect and radiator.



FAMILY BATHROOM

A stylish, modern re-fitted bathroom, featuring a contemporary three-piece suite with a panel corner bath with high level overhead rainfall shower fitting and additional chrome shower head. complemented by a glazed screen. Wash hand basin with chrome mixer tap inset into modern high gloss vanity unit and low level W.C. The room is finished with beautifully marble tiled walls and flooring an anthracite heated towel rail, creating a bright practical, and inviting space. Double glazed frosted to the rear aspect.

EXTERNALLY

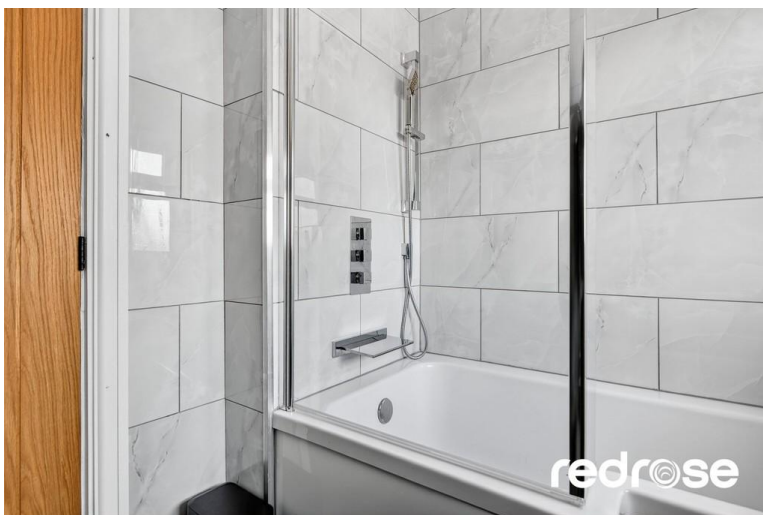
Occupying an enviable corner position, the property boasts an impressive driveway with access to the detached double garage then access to the landscaped garden with a wide lawn, spacious patio and beautifully arranged planting. The layout offers excellent privacy along with ample room for entertaining, children's play or further garden enhancements.

LOCATION

Leyland is a popular and well-established town in South Ribble, Lancashire, offering an ideal balance of convenience, history, and community. The town is particularly appealing to families, first-time buyers, and professionals due to its excellent local amenities, schools, and transport links. Residents enjoy a wide range of shops, cafes, and services within the town centre, alongside larger retailers and supermarkets nearby. The area benefits from highly regarded local schools, with many rated 'Good' to 'Outstanding' by Ofsted, making it ideal for families. Leyland is also well connected for commuters, with easy access to the M6 and M61 motorways and a railway station providing regular services to Preston, Manchester, and surrounding areas.

MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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