



Redwood Avenue, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to the market this three-bedroom detached property in the highly sought-after area of Leyland. Situated just a short drive from Leyland town center, this property offers easy access to superb local schools, shops, and amenities. Fantastic travel links are also available via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway housing the stairs to the upper level and providing access to all ground floor rooms. On the right, you'll find the spacious lounge/diner, which spans the full length of the property and benefits from dual aspect windows to the front and rear. The lounge features a charming fireplace, while the dining area offers ample space for a family dining table. Continuing through, you'll find the kitchen at the rear, boasting ample worktop space with plenty of room for freestanding appliances. Access to the garden is available here via a single door. A convenient understairs WC completes the ground floor.

Moving upstairs, you'll discover three well-proportioned bedrooms, all benefiting from integrated storage. The modern three-piece shower room completes this floor.

Externally, the front of the property features an enclosed paved driveway offering off-road parking for two vehicles. The driveway extends beyond the double gates where a single detached garage is located. The rear features a good-sized, low-maintenance garden, primarily flagged with a faux lawn area. The property also benefits from having fitted solar panels.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.





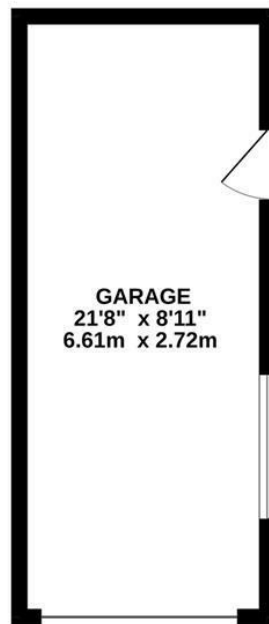
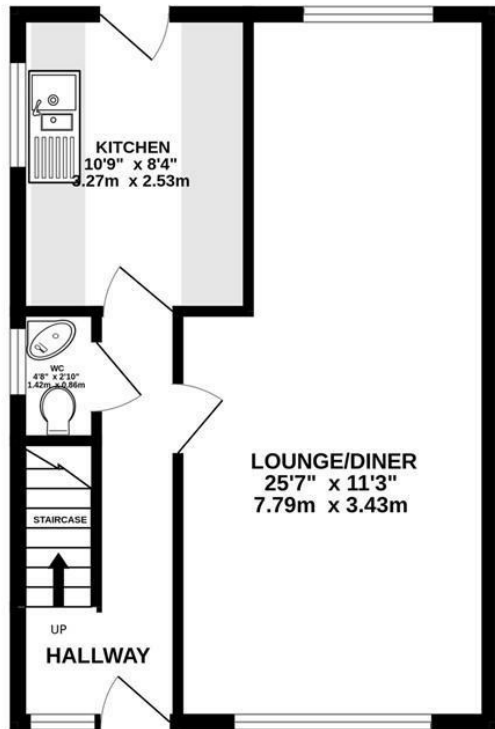




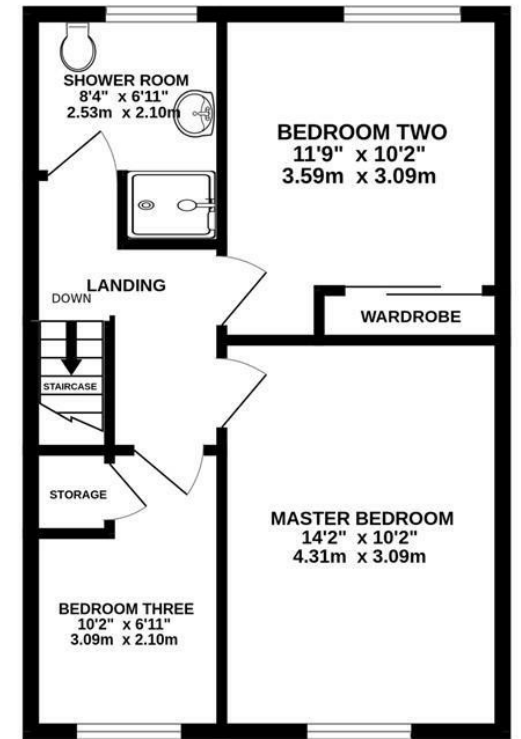




GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	87
(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		

