



Redwood Avenue, Leyland

Offers Over £250,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom detached home, perfectly positioned in a sought-after residential area of Leyland, Lancashire. Ideal for families, the property blends modern living with excellent local conveniences. Commuters benefit from superb travel links, including Leyland train station, regular bus services, and easy access to the M6 and M61 motorways for swift journeys to Preston, Manchester, and beyond.

Entering the home, you are greeted by a bright and welcoming hallway. To the left lies a spacious lounge, filled with natural light—perfect for relaxing evenings. Toward the rear is the heart of the home: an open-plan kitchen and dining area with sleek cabinetry, integrated appliances, and space for a family dining table. Patio doors open directly onto the garden, creating a seamless indoor–outdoor flow. Just off the dining area, a versatile family room offers an ideal spot for play, a home office, or an additional sitting space. A convenient ground-floor WC completes this level.

Upstairs, three well-proportioned bedrooms await. The master provides a calm retreat, while the remaining two bedrooms are perfect for children, guests, or flexible use as a study. A stylish family bathroom serves all three rooms, featuring a contemporary suite and tasteful finishes.

Externally, the property continues to impress. A private driveway accommodates up to three vehicles and is complemented by an integral garage for additional parking or storage. To the rear, a secluded garden provides a peaceful escape with a patio—ideal for family gatherings, summer barbecues, or quiet relaxation.

In summary, this inviting three-bedroom detached home offers modern interiors, excellent amenities, and outstanding travel connections, making it an ideal choice for families seeking both comfort and convenience in the heart of Leyland.











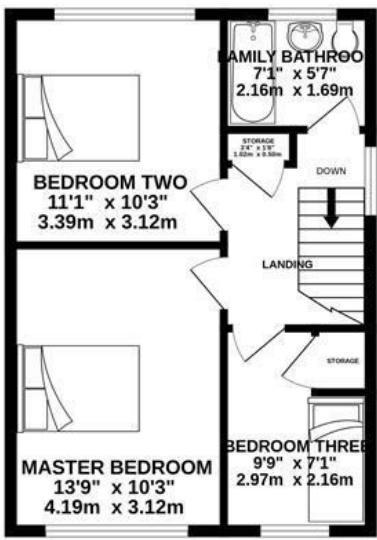


BEN ROSE

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 