



## Yewlands Avenue, Leyland

**Offers Over £230,000**

Ben Rose Estate Agents are pleased to present to market this deceptively spacious three-bedroom semi-detached home, located in the heart of Leyland. Well looked after throughout, the property offers generous living space and would make an ideal family home. Set in a central position, it is within walking distance of Leyland's array of shops, schools, parks, and local services. Excellent transport links are close by, including Leyland Train Station with regular connections to Preston, Manchester, and beyond, as well as easy access to the M6 and M61 motorways, making this a convenient base for commuters.

Stepping inside, you are welcomed by a large and light-filled entrance hall, complete with a window that enhances the sense of space. To the front of the property, a bright and inviting lounge features a bay window, tall ceilings, and a traditional gas fireplace, creating a warm focal point. Continuing through, you'll find a versatile lounge/diner, ideal for family gatherings, with sliding doors that open directly onto the garden. To the rear, the good-sized kitchen enjoys views across the garden and offers plentiful storage, along with an integrated oven and hob. There is also the option for the current dishwasher and washing machine to remain as part of the sale. Completing the ground floor is a handy downstairs WC and useful understairs storage.

To the first floor, a spacious landing gives access to three bedrooms. Two of these are doubles, with the master benefiting from fitted wardrobes and ample space for furnishings. The third bedroom is a well-designed single with a sliding door to maximise space. A contemporary family bathroom, finished to a modern standard, completes this floor. The layout throughout the home provides an excellent canvas for buyers to add their own décor and personal style, ensuring the property can be tailored to individual tastes.

Externally, the home benefits from a flagged driveway to the front with space for two vehicles, bordered by mature bushes for added kerb appeal. To the rear, the property boasts a generous and well-maintained garden, with a decked seating area, lawn, and a variety of shrubs providing colour and greenery. A single garage adds further practicality for storage or parking. With both the house and gardens well cared for, the home presents a fantastic opportunity to modernise and update as desired.

In summary, this deceptively spacious and well-maintained property represents an excellent opportunity for families or couples looking to move into a central Leyland location. With its versatile living spaces, generous garden, and strong travel connections, it is a home ready to welcome its next owners and one that offers plenty of scope to truly make it your own.









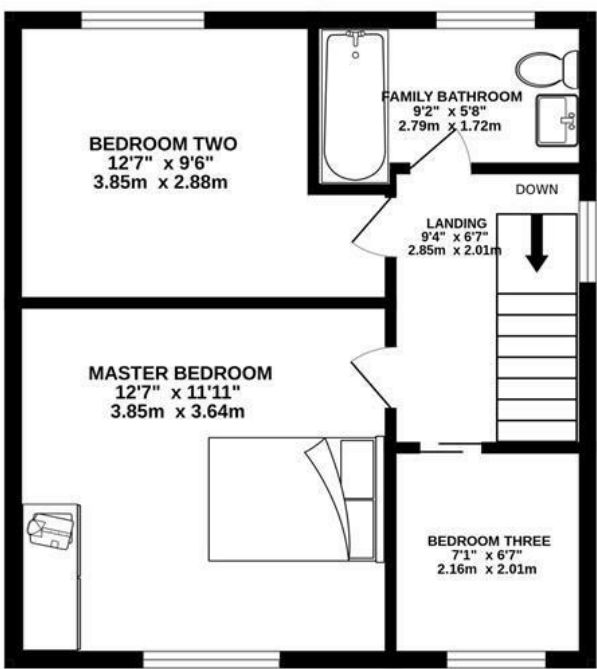
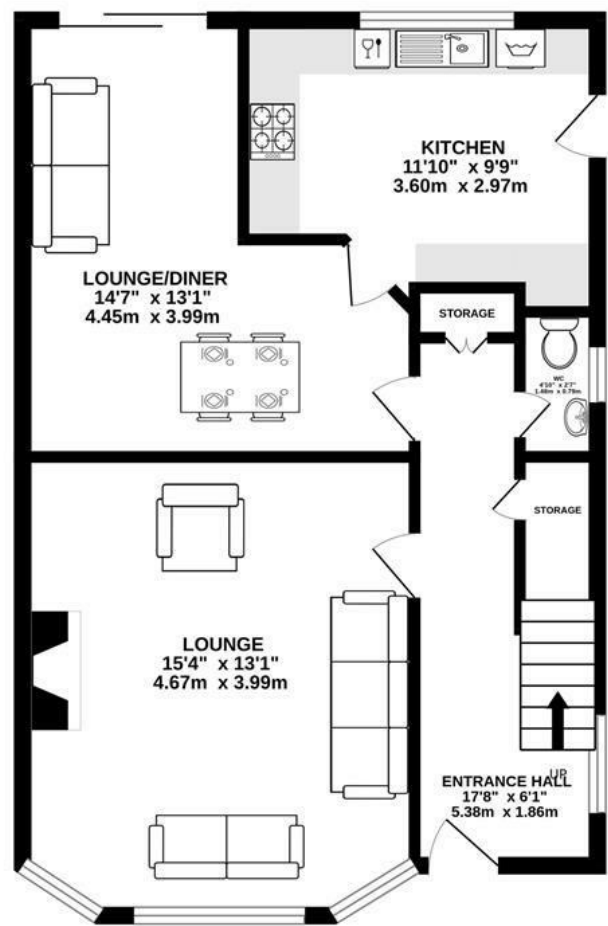




# BEN ROSE

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 69                      | 75        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

