



## Redwood Avenue, Leyland

**Guide Price £175,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached home, perfectly suited for families seeking a property with great potential. Situated in a popular residential area of Leyland, Lancashire, excellent travel links include Leyland train station for direct routes to Preston and Manchester, frequent bus services throughout the town, and swift access to the M6 and M61 motorways, making commuting across the North West simple and efficient.

Stepping inside, you are welcomed by a bright entrance hallway. To the left, a spacious lounge flows into a dedicated dining area, creating an ideal space for everyday family life and entertaining. Patio doors open to a light-filled conservatory overlooking the garden, enhancing the sense of space and natural light. The separate kitchen offers cabinetry and workspace, while a ground-floor WC completes this level. While functional, the interiors would benefit from modernisation, giving buyers the opportunity to personalise the home to their own style.

Ascending to the first floor, three well-proportioned bedrooms provide comfortable and versatile accommodation. The master bedroom offers a peaceful retreat, while the second and third bedrooms are ideal for children, guests, or a home office. A family bathroom serves all three rooms and, like the rest of the home, presents an excellent chance for renovation to create a fresh, contemporary space.

Externally, there is a private driveway with parking for up to two vehicles, complemented by a garage for additional parking or valuable storage. The front garden enhances the home's kerb appeal, while to the rear, a secluded garden for outdoor relaxation or entertaining once updated to taste.

In summary, this three-bedroom detached home combines spacious interiors with excellent transport links. Offering clear potential for modernisation and renovation, it presents an outstanding opportunity for families or investors to create a stylish home.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







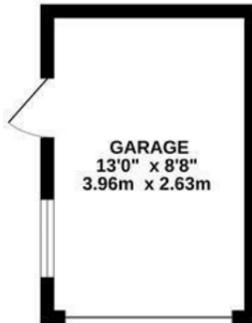
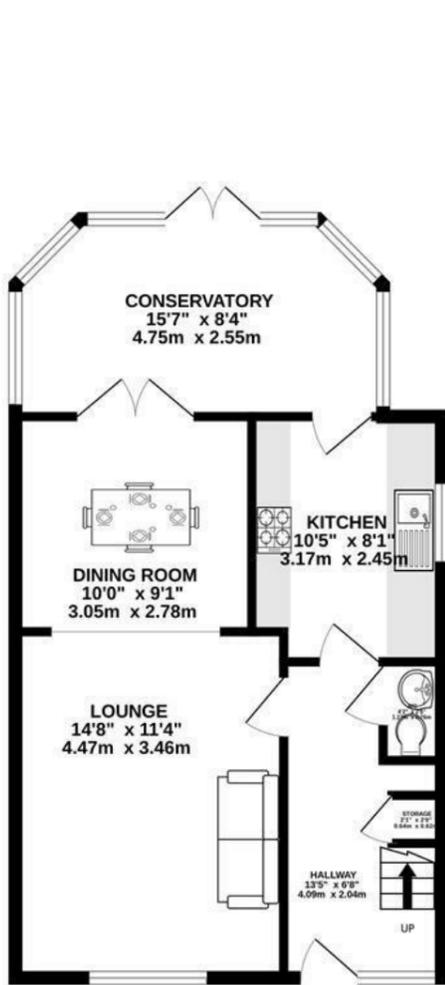




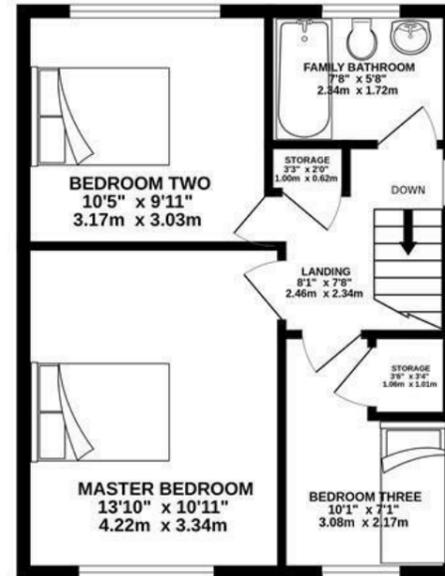


# BEN ROSE

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



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

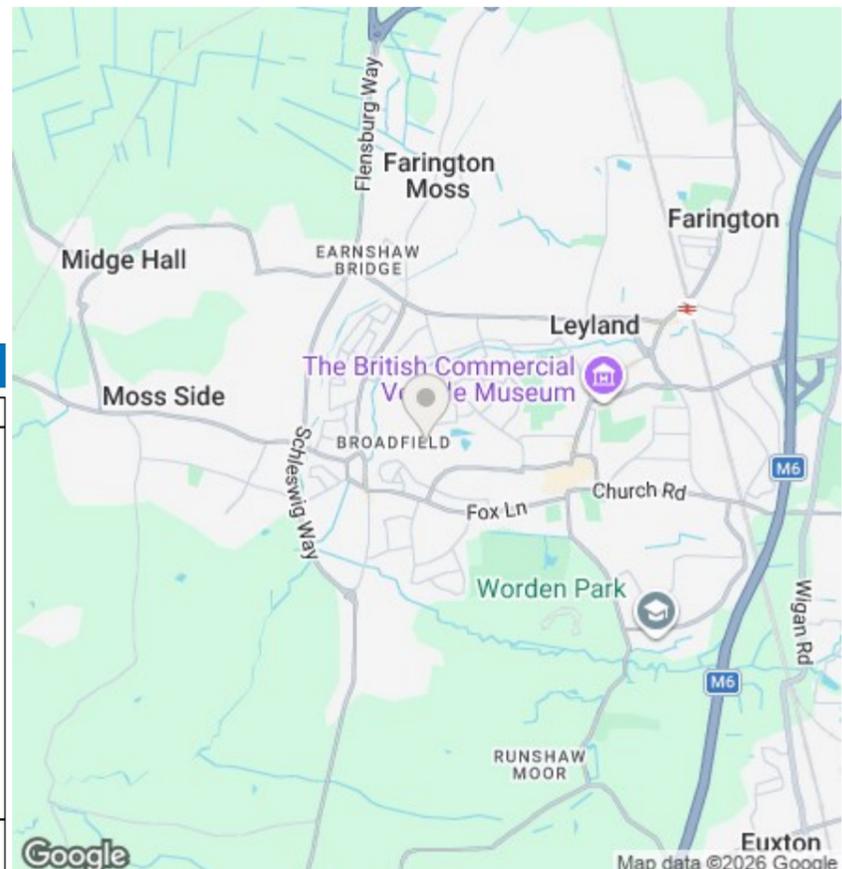


TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	