SWITCH
ESTATE AGENTS









55 Royal Avenue, Leyland, PR25 1BX

Offers over £139,950

- Spacious three-bedroom mid-terraced home
- Generous lounge and rear conservatory
- Three well-proportioned bedrooms
- Enclosed rear garden
- Ideal for first-time buyers or investors
- Quiet cul-de-sac location in Leyland
- Large kitchen diner with scope for modernisation
- Modern shower room
- Close to Worden Park and St Mary's High School
- Opportunity to improve and personalise throughout

32 Ashurst Road, Leyland, PR25 5TS
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55 Royal Avenue, Leyland PR25 1BX

Switch Estates are pleased to bring to market this spacious three-bedroom mid-terraced home, situated in a quiet cul-de-sac in Leyland, conveniently close to Worden Park and St Mary's High School. Offering generous accommodation and an enclosed rear garden, the property presents an excellent opportunity for first-time buyers or investors.

The property would benefit from some cosmetic modernisation, providing buyers with the opportunity to put their own stamp on a home with plenty of potential.

On the ground floor, a spacious entrance hallway leads to a generously sized lounge, with a conservatory to the rear providing additional living space and views over the garden. To the opposite side of the hallway is a large kitchen diner, offering ample room for cooking and dining, with scope to create a fantastic modern family space.

Upstairs, there are three well-proportioned bedrooms and a modern shower room. Outside, the enclosed rear garden provides space for outdoor seating and entertaining.

With Worden Park, local schools and amenities nearby, this property would make an ideal first home or a potential addition to a buy-to-let portfolio.

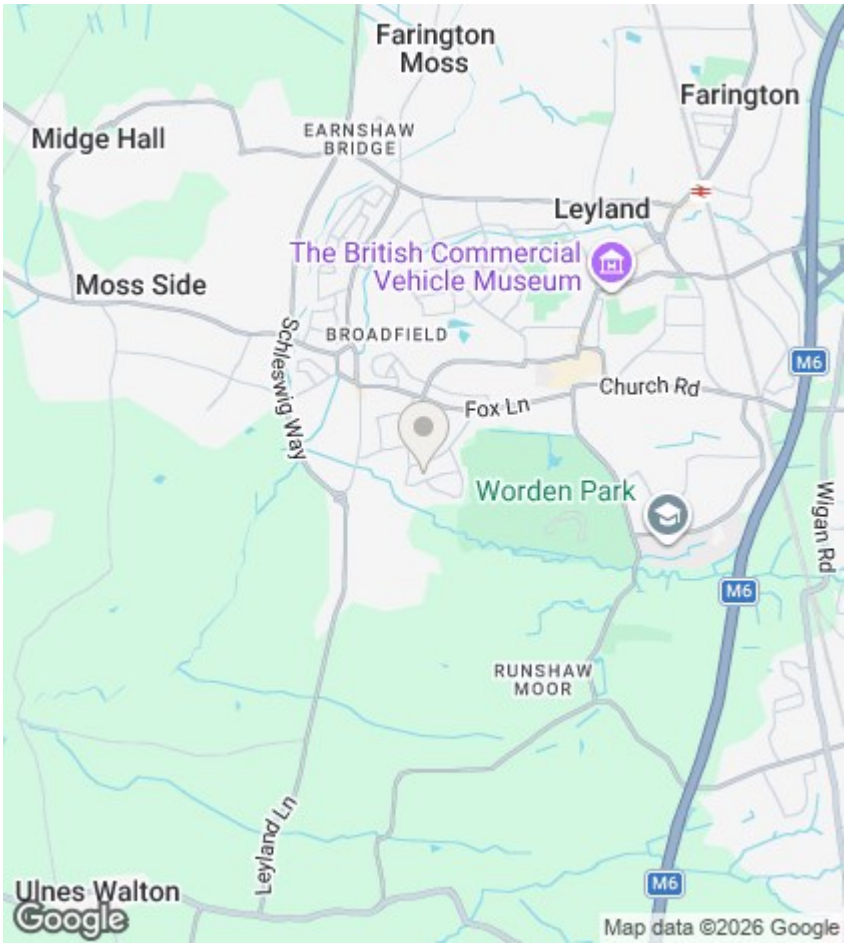
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Council Tax Band: A







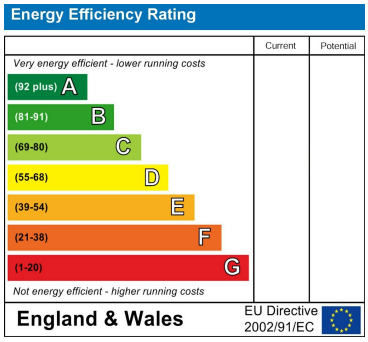


Directions

Viewings

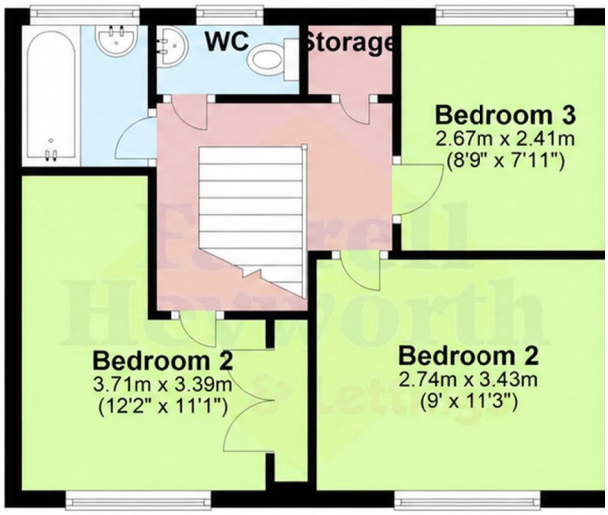
Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:





Ground Floor



First Floor

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