



## Denford Avenue, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home situated in a popular residential area of Leyland, ideally suited to families seeking comfortable living space with convenient access to local amenities. The property offers a welcoming layout with recently renovated features, including a modern kitchen and stylish family bathroom, creating a home that is both practical and contemporary. Leyland itself is a well-connected and family-friendly town, offering a wide range of everyday amenities such as supermarkets, schools, cafés, and leisure facilities. The property also benefits from excellent transport links, with Leyland train station providing direct rail services to nearby towns and cities including Preston and Manchester, while the nearby M6 and M61 motorways offer straightforward commuter access across the North West. Regular bus routes also run through the area, further enhancing connectivity.

Entering the home, you are welcomed by a bright entrance hall that provides access to the staircase leading to the first floor as well as the main living areas. The generously sized lounge sits to the front of the property and is filled with natural light thanks to a charming bay window. This room also features a stylish focal point fireplace, creating a warm and inviting space for relaxing with family or entertaining guests. Moving through to the rear of the home, you will find the newly renovated kitchen, thoughtfully designed with contemporary shaker-style cabinetry, a farmhouse-style sink, and a convenient breakfast bar that provides additional seating and preparation space. The kitchen also enjoys views out to the rear garden, enhancing the sense of space and light.

Heading upstairs, the landing provides access to three well-proportioned bedrooms, offering flexible accommodation for growing families, guests, or even a home office if desired. The master bedroom benefits from built-in storage, helping to maximise floor space while maintaining a clean and organised feel. The remaining bedrooms are also comfortably sized and served by the modern family bathroom. Recently renovated, the bathroom features a striking monochrome design with matte black fittings and fixtures, creating a sleek and contemporary finish throughout.

Externally, the property continues to impress with a driveway to the front providing off-road parking with an EV wall charger complemented further by a small bordering wall that adds a neat frontage. To the rear is a private two-tiered garden designed with both relaxation and practicality in mind. One section is pebbled while the other is paved, offering the perfect setting for outdoor seating, dining, or entertaining during the warmer months. The garden also benefits from mature flower beds that add colour and character, along with a useful storage shed and secure fencing. Altogether, this home presents a fantastic opportunity for families looking for a well-maintained property in a convenient and desirable Leyland location.









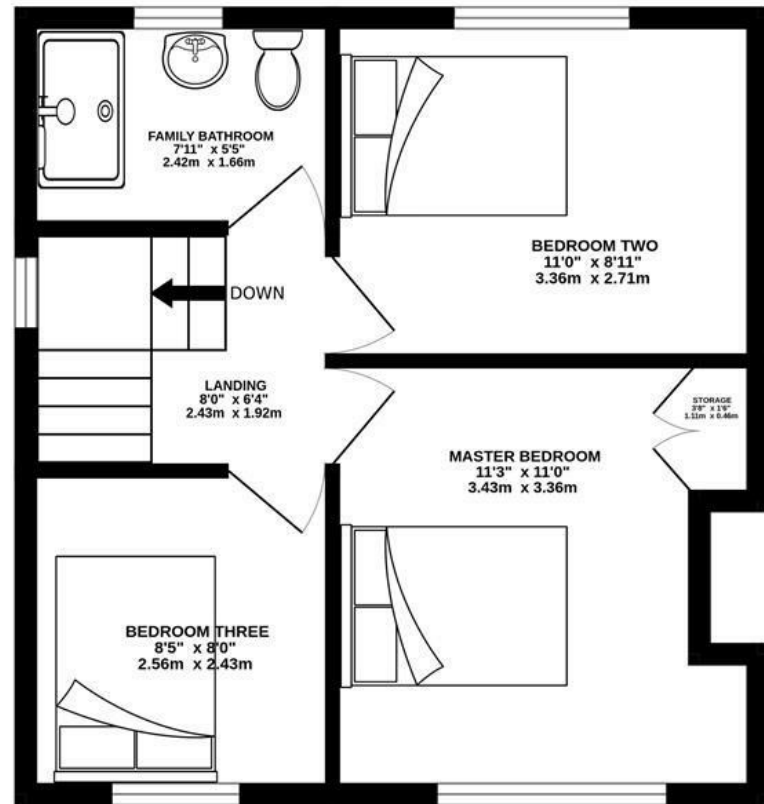
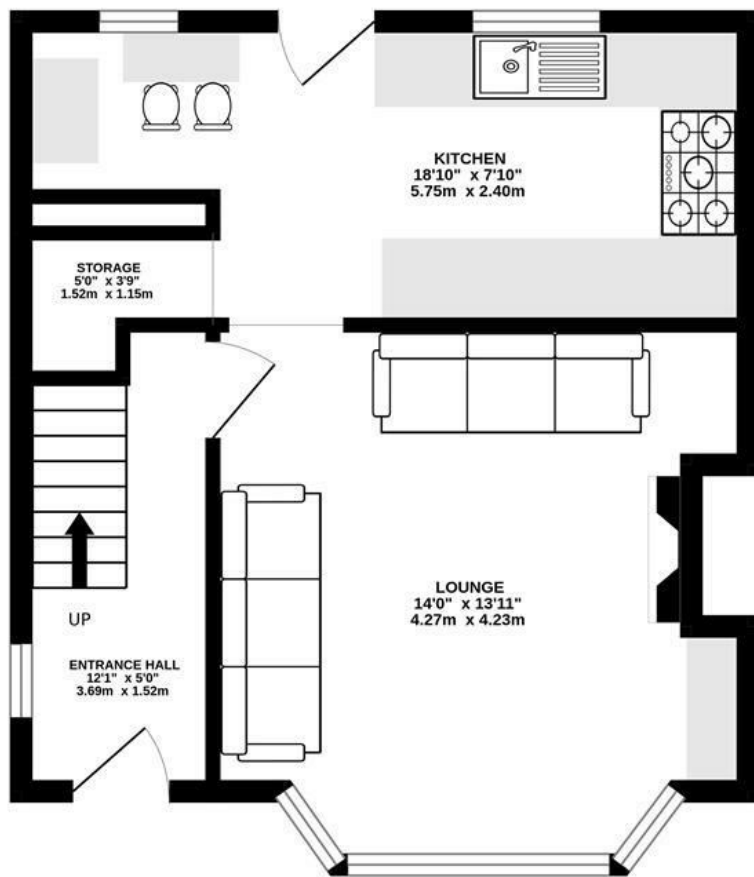




# BEN ROSE

GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

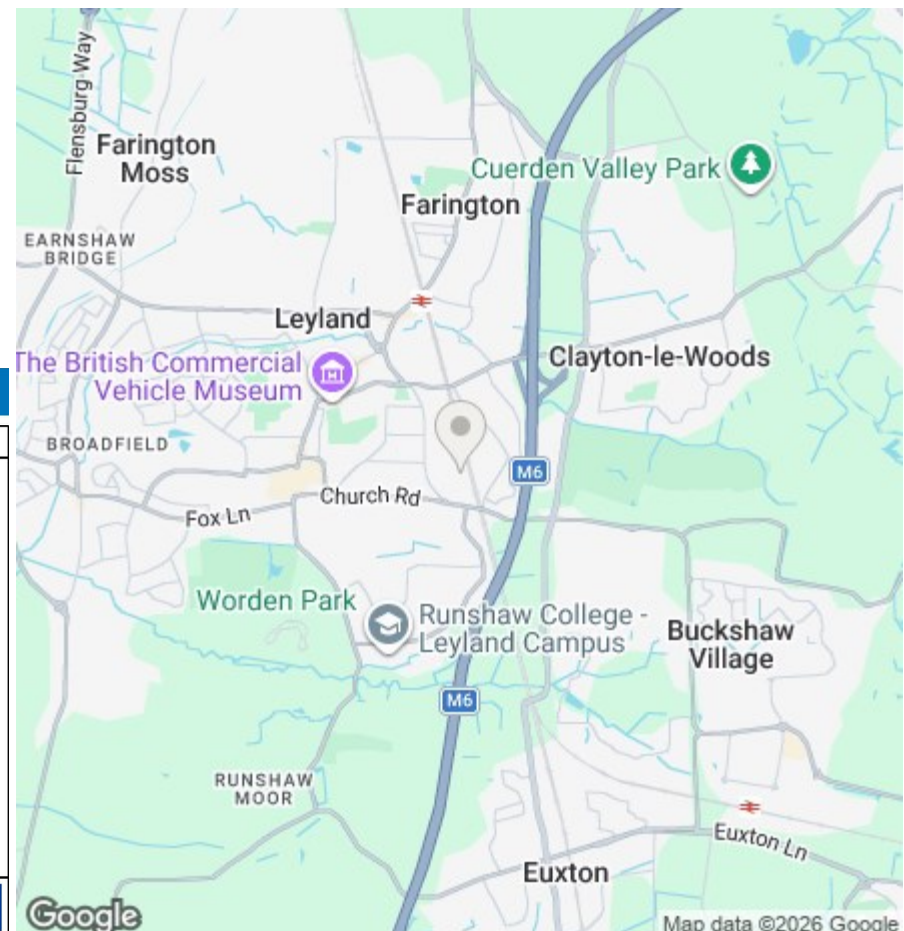


TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

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>	<b>85</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>70</b>	
<b>England &amp; Wales</b>	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) <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