



**Bristol Avenue, Leyland**

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace home, situated in a sought-after area of Leyland, Lancashire. This delightful property offers a perfect opportunity for families and couples alike, combining stylish modern living with a convenient location close to excellent amenities. The home is ideally positioned within easy reach of Leyland town centre, offering a superb selection of local shops, restaurants, pubs, and schools, as well as leisure facilities. For those commuting, Leyland's rail station provides direct services to Preston, Manchester, and Liverpool, while nearby bus routes offer easy access to Preston and Chorley. Excellent motorway links via the M6, M61, and M65 ensure superb connectivity across the North West.

Upon entering the home, you are welcomed by a bright entrance hall that leads to all principal ground floor rooms. The spacious lounge is tastefully decorated, providing a comfortable and relaxing setting for family life. Towards the rear lies the heart of the home — a modern open-plan kitchen/dining room extending the full width of the property. This space features stylish cabinetry, quality work surfaces, and ample room for dining furniture, making it ideal for entertaining. French doors open out to the rear garden, allowing natural light to fill the room and creating a seamless indoor-outdoor flow.

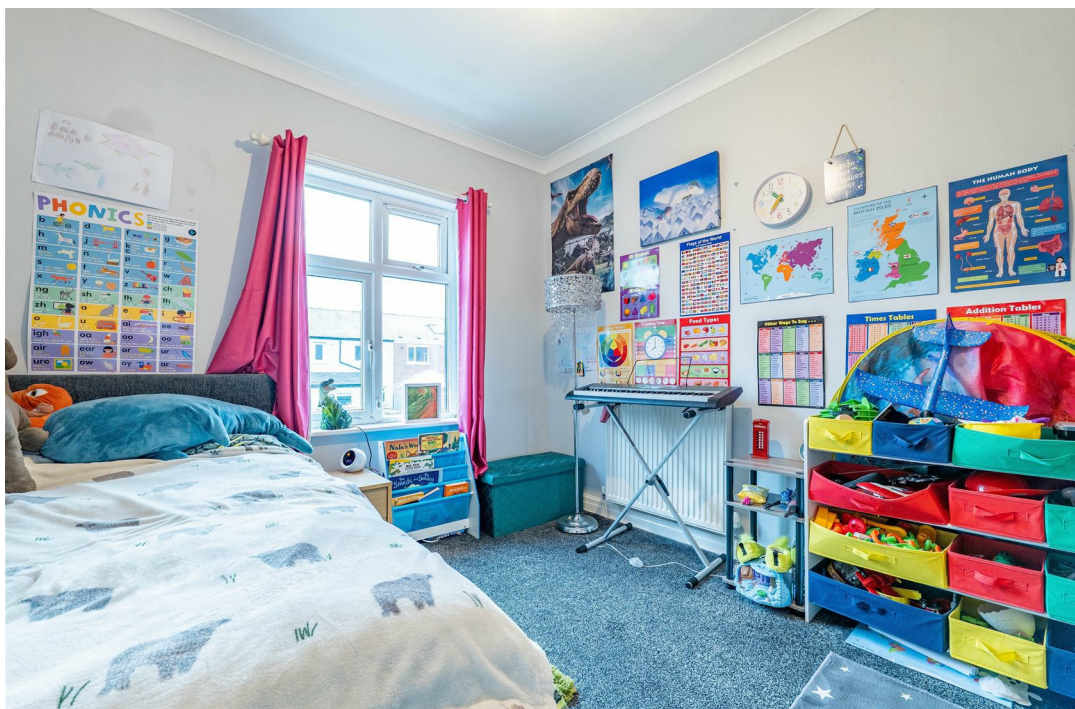
To the first floor, the home offers three well-proportioned bedrooms, including a generous master bedroom and a second double bedroom, both offering plenty of space for storage and furnishings. The third bedroom is perfect as a child's room or study. A modern three-piece family bathroom completes the upper level, alongside a spacious landing with painted wooden banisters, adding a touch of character to the home.

Externally, the property features a low-maintenance gravel front garden with available on-street parking. The rear garden is attractively paved, offering a lovely seating area for outdoor dining or relaxation.

This charming and well-located home is move-in ready — an ideal choice for those seeking comfort, convenience, and style in the heart of Leyland.







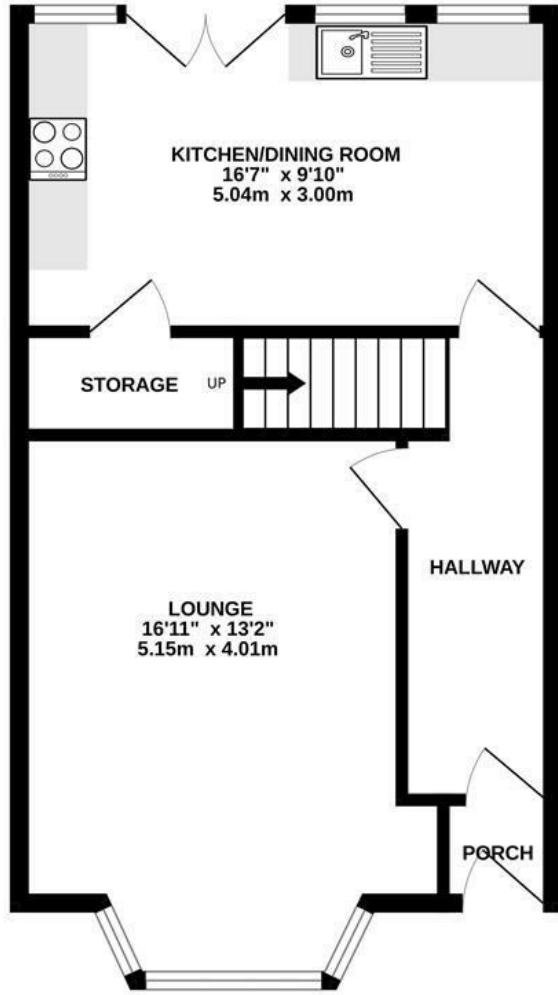




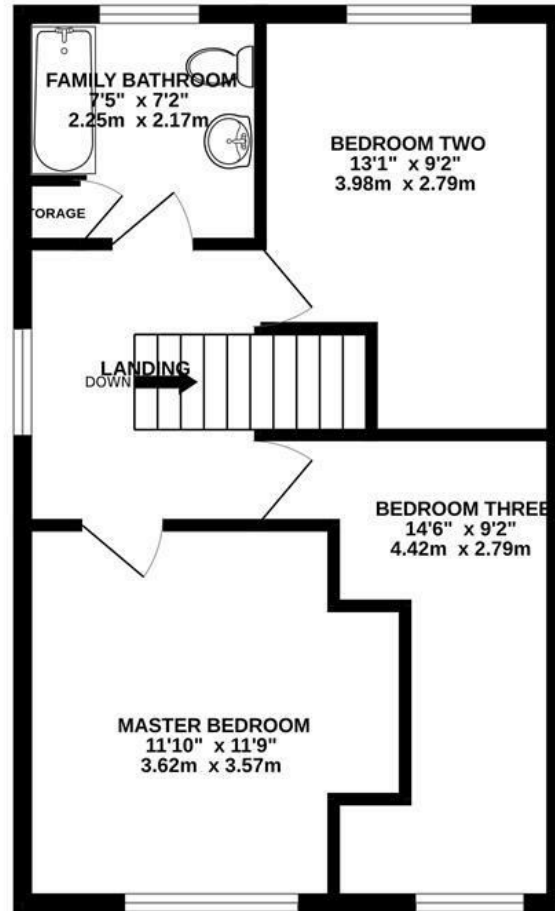


# BEN ROSE

GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.

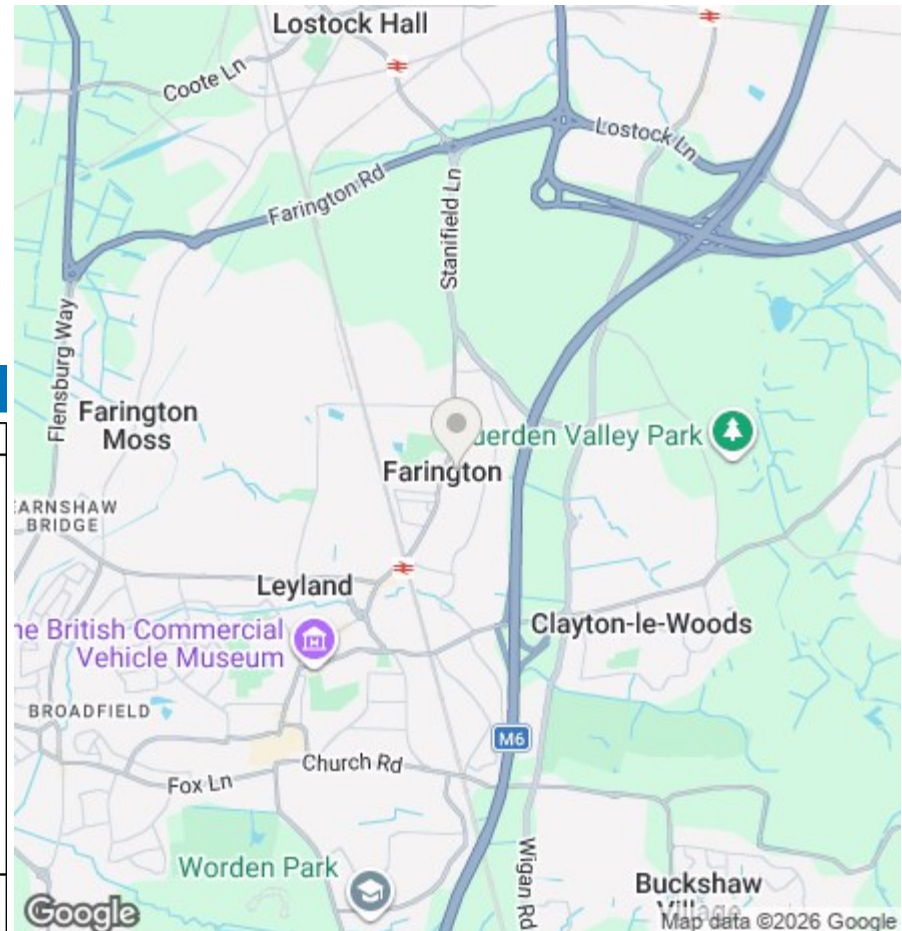


TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

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>	<b>67</b>	<b>74</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	

## 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	