



Winsor Avenue, Leyland

Offers Over £210,000

Ben Rose Estate Agents are delighted to present this no-chain, three-bedroom semi-detached home in a highly sought-after residential area of Leyland. Offering an excellent opportunity for modernisation, this property is perfect for those looking for a project. Ideally located near local amenities, schools, and nurseries, it also benefits from excellent motorway links, making it an ideal choice for families and commuters alike. Designed with comfortable family living in mind, this home features a well-thought-out layout, with in-person viewing highly recommended to fully appreciate its potential.

Upon entering, the spacious hallway provides access to both the stairs and the lounge. The generous lounge features a traditional fireplace and a charming bay window, allowing plenty of natural light to fill the space, with direct access to the kitchen/diner. The kitchen/diner is equally spacious, complete with a large bay window overlooking the garden, an additional fireplace, and two integral storage cupboards. From here, there is access to the lean-to, which is ideal for storing outdoor belongings and provides easy entry to the rear garden.

Upstairs, the home offers three well-proportioned bedrooms, including two doubles and a good-sized single that can also serve as a home office. The modern family bathroom features a bath with an over-the-bath shower, catering to the needs of a growing family.

Externally, the property boasts a generous rear garden with both a lawn and a patio area, offering excellent privacy as it is not overlooked. An oversized, single detached garage provides additional storage or parking space, while the driveway extends down the side of the home and can accommodate up to three cars off-road. An easy to maintain front lawn completes this delightful home and provides potential for a driveway extension.









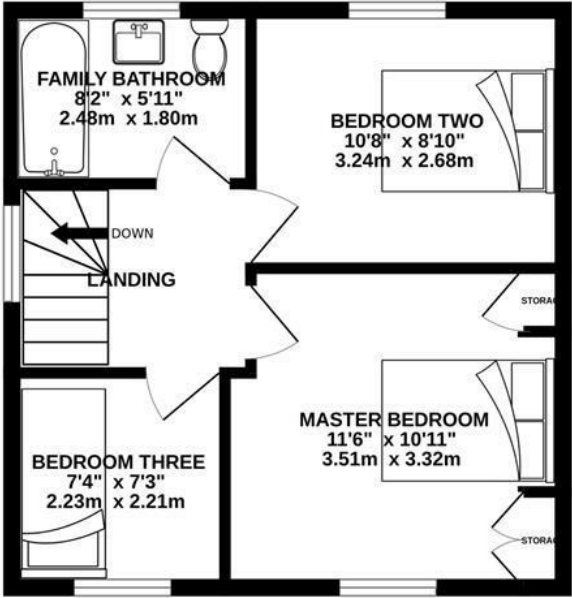
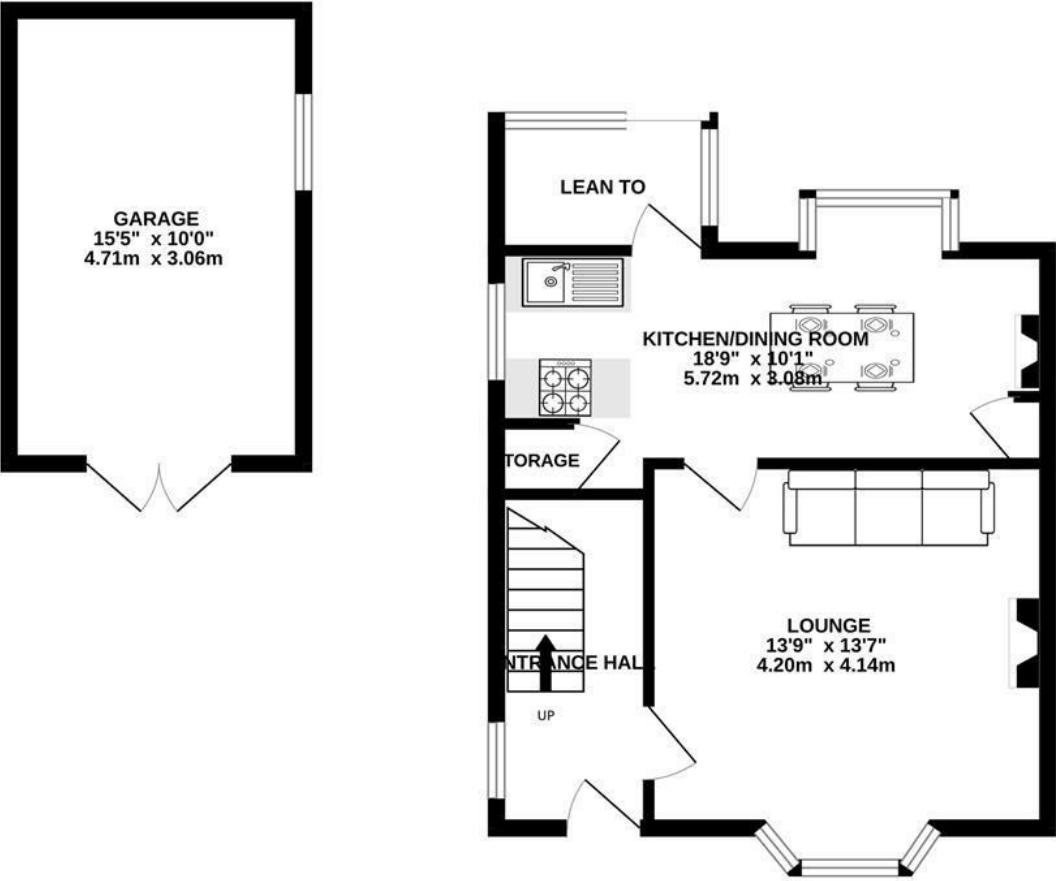




BEN ROSE

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.




TOTAL FLOOR AREA : 936 sq.ft. (87.0 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	
England & Wales		
EU Directive 2002/91/EC		

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