



Worcester Avenue, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached property, situated in a highly sought-after residential area of Leyland. Perfect for families, the home is positioned on a quiet street within walking distance of Leyland town centre and its excellent local schools, supermarkets, and amenities, while also benefiting from superb travel links via nearby motorways and rail connections.

Internally, the property briefly comprises a welcoming reception hall that leads into the open-plan ground floor. Here you will find the staircase to the upper level as well as a convenient downstairs WC. Moving through, you enter the immaculate open-plan lounge, dining, and kitchen area. The spacious front lounge features a bay-fronted window, allowing plenty of natural light to fill the space. The dining area offers ample room for a large family dining table and is centered around a feature fireplace, with patio doors leading out to the rear garden. Just off the dining area is the stylish contemporary fitted kitchen, which includes a full range of integrated appliances as well as a fan convector to enhance heating.

Moving upstairs, the property offers three well-proportioned bedrooms, each retaining original internal doors that add character. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the front of the property features a well-maintained lawned garden alongside a generously sized driveway, providing off-road parking for multiple vehicles and leading to a detached single garage at the rear, which has recently been fitted with a new roof. To the rear is a private and secluded garden, mainly laid to lawn, along with a patio area ideal for outdoor seating and entertaining.

Early viewing is highly recommended to avoid any potential disappointment.

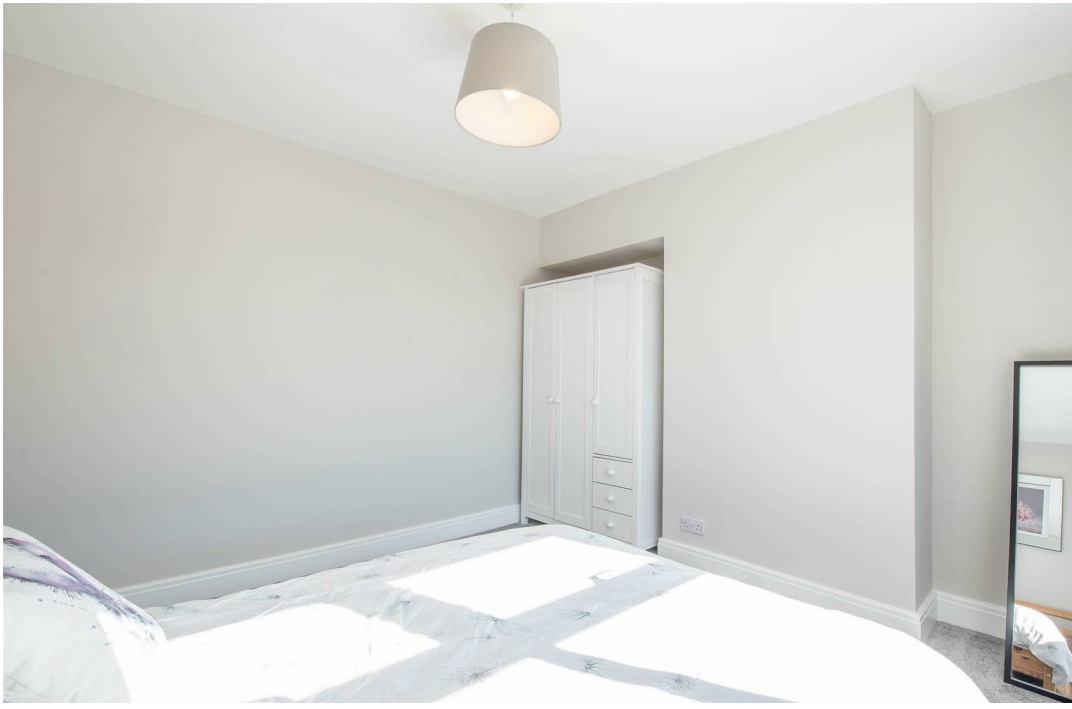








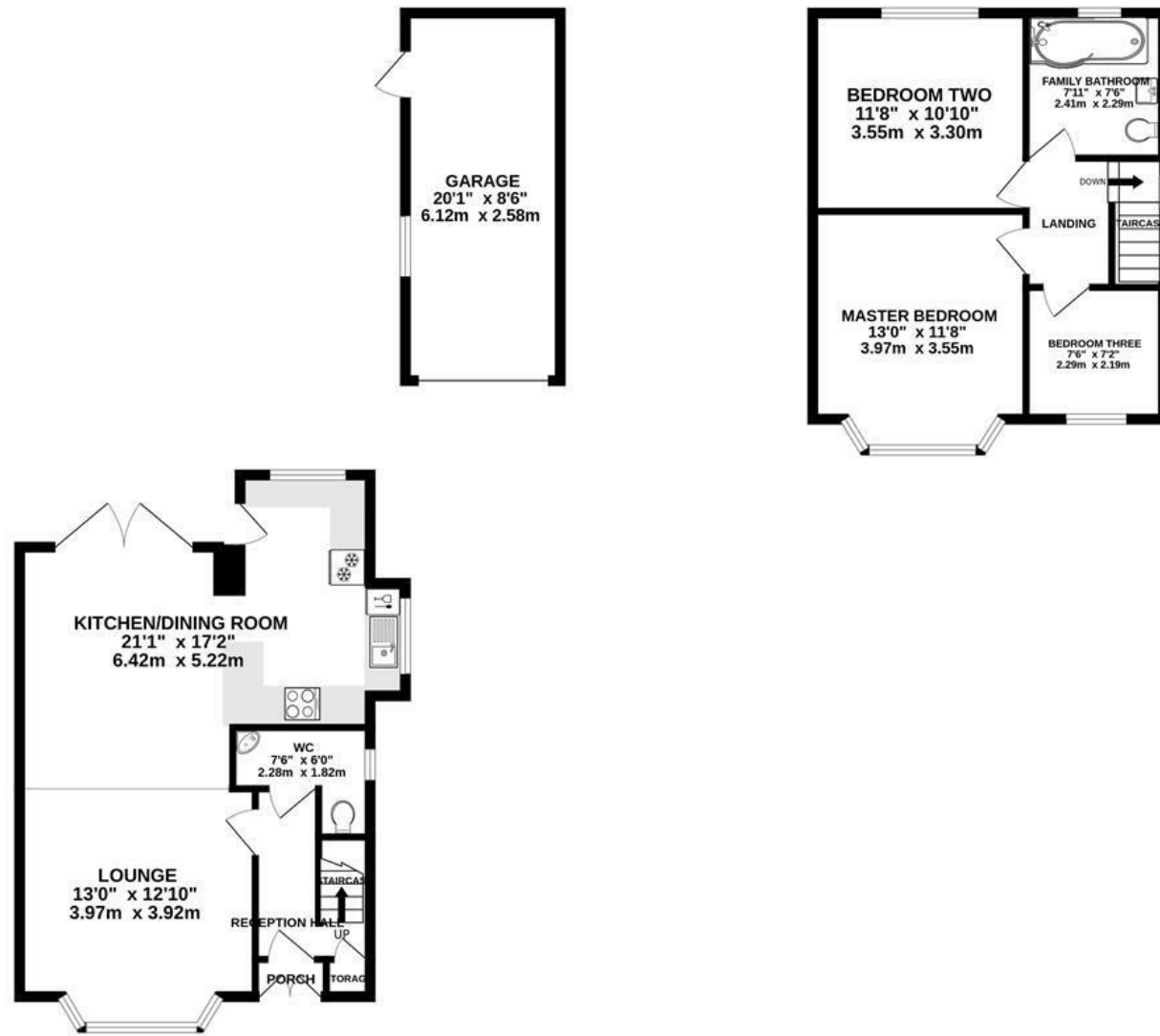




BEN ROSE

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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 | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 55 | | | |
| 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 | | |

