



Goldcrest Avenue, Leyland

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, located in a highly sought-after area of Leyland, Lancashire. This modern property offers an ideal opportunity for families or professional couples seeking a stylish and spacious home in a well-connected location. The property has been tastefully finished throughout, offering a contemporary design that is both practical and inviting. Perfectly positioned close to Leyland town centre, residents will benefit from a superb range of local amenities including shops, restaurants, cafés, pubs, and highly regarded schools. Excellent transport links are nearby, with Leyland train station providing direct services to Preston, Manchester, and Liverpool, while the M6, M61, and M65 motorways are just a short drive away. The area also benefits from frequent bus routes to Preston and Chorley, making it convenient for commuting and leisure alike.

Upon entering, you are greeted by a welcoming entrance hall that leads into the main living spaces of the ground floor. To the front is the modern fitted kitchen and dining area, thoughtfully designed with a range of contemporary wall and base units, integrated appliances, and ample worktop space. This open-plan area offers an ideal setting for family meals or entertaining guests. Towards the rear of the home sits the spacious lounge, stretching the full width of the property and featuring French doors that open out to the rear garden, allowing plenty of natural light to flood the room and creating a seamless indoor-outdoor flow. A convenient downstairs WC completes the ground floor.

Moving upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from its own modern ensuite shower room, providing a touch of luxury and privacy. The second bedroom is a comfortable double, ideal for guests or children, while the third bedroom serves perfectly as a single room, nursery, or home office. A modern family bathroom with stylish fittings completes this floor.

Externally, the home features a small lawned front garden and a driveway providing off-road parking for two cars, complete with an electric vehicle charging point. The rear garden is mainly laid to lawn with a paved seating area, offering a private and peaceful outdoor space for relaxation or entertaining.

In summary, this delightful property combines modern living, excellent location, and thoughtful design, making it the perfect family home. Early viewing is highly recommended to appreciate all it has to offer.

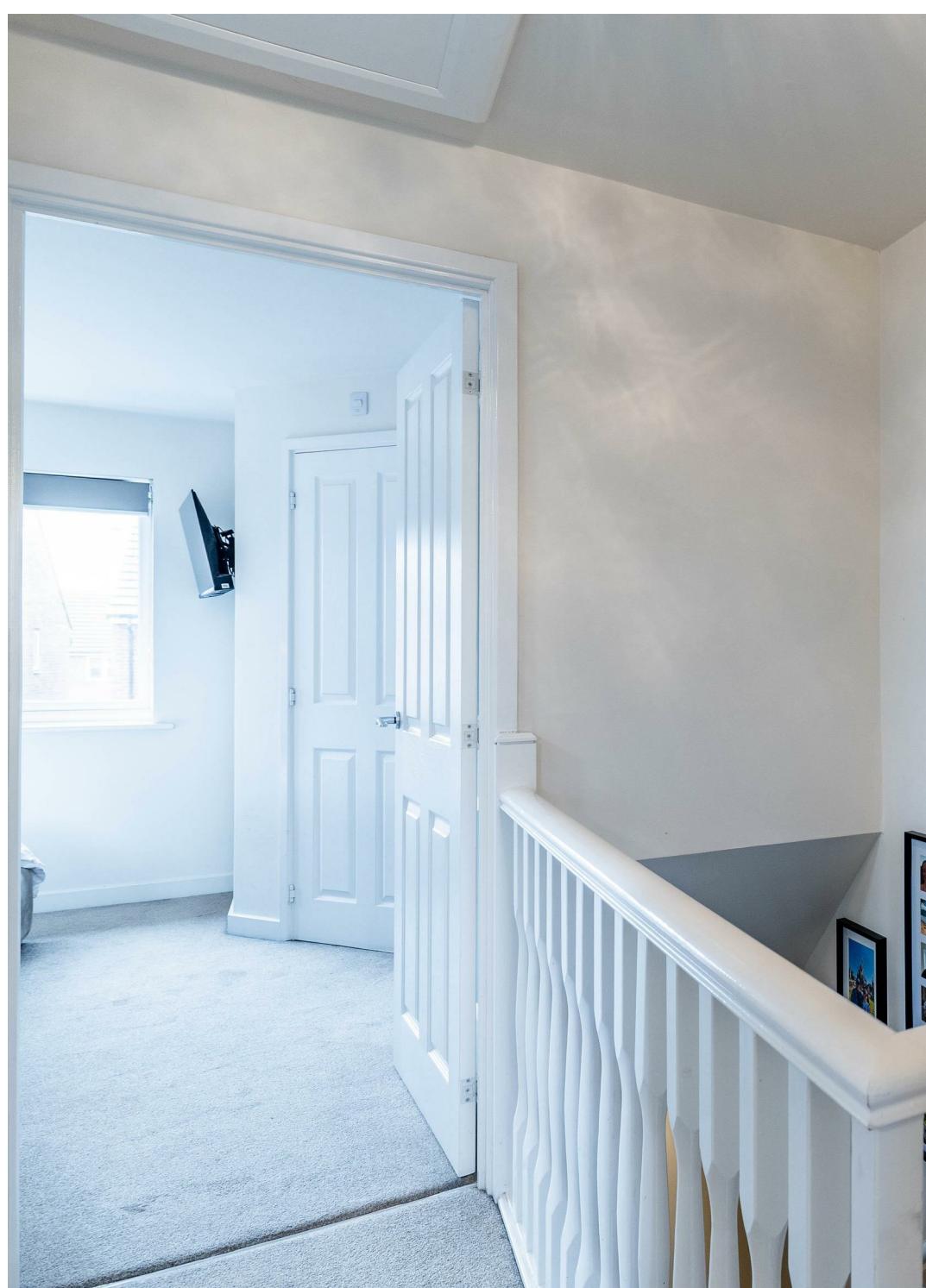






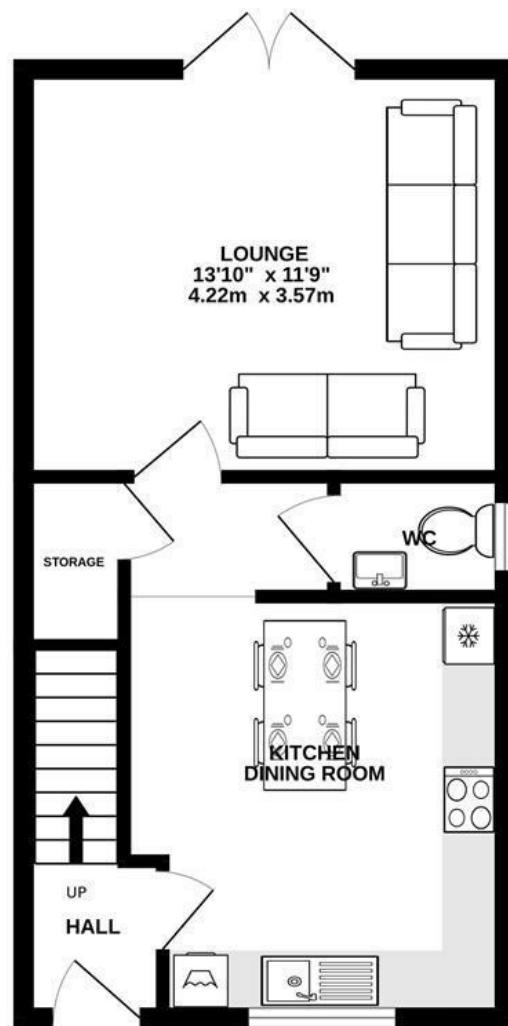




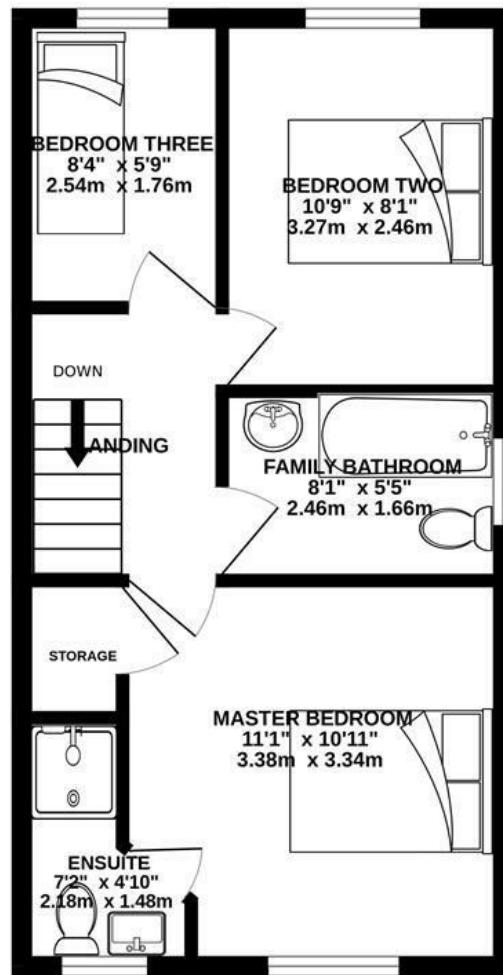


BEN ROSE

GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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 general guidance 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

