



## Haydock Avenue, Leyland

**Guide Price £170,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property situated in a well-established residential area of Leyland, offering a fantastic opportunity for buyers looking to create their ideal family home. Offered to the market with NO CHAIN, this spacious property is packed with huge potential and provides a true blank canvas for renovation and modernisation throughout. Conveniently located, the home benefits from easy access to a range of local amenities including supermarkets, schools, cafés, and leisure facilities, whilst Leyland town centre is only a short walk away. Excellent travel links can also be found nearby, including Leyland train station with direct routes to Preston and Manchester, regular bus services, and superb access to the M6, M61, and M65 motorways, making it ideal for commuters travelling across Lancashire and beyond.

Entering through the main reception hall, you'll find the staircase positioned centrally with access to the ground floor accommodation. Towards the front of the home is the spacious lounge, featuring a charming bay-fronted window that allows plenty of natural light to flow through, alongside a feature fireplace creating a cosy focal point to the room. To the rear is the separate dining room, which overlooks the garden and offers flexibility to be utilised either as a second sitting room or formal dining area depending on the buyer's needs. The kitchen is located to the rear of the home and benefits from direct access out to the driveway, whilst a convenient WC can also be found tucked beneath the staircase.

To the first floor are three well-proportioned bedrooms, with both the master bedroom and bedroom two benefiting from fitted storage. The accommodation is completed by a three-piece family bathroom comprising a bath with overhead shower, wash basin, and WC. The first floor offers excellent scope for modernisation and reconfiguration if desired, making this an exciting prospect for those looking to add value and personalise a property to their own taste.

Externally, the home continues to impress with a driveway to the front providing off-road parking for up to two cars beneath the car port, which extends down the side of the home and leads to the single detached garage positioned at the rear. The rear garden enjoys a good degree of privacy, mainly laid to lawn and surrounded by mature hedging for added seclusion, offering plenty of space for landscaping or future improvement. With its generous layout, sought-after location, and endless potential throughout, this is a superb opportunity for buyers seeking a project in the heart of Leyland.

**Auctioneer Comments** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



















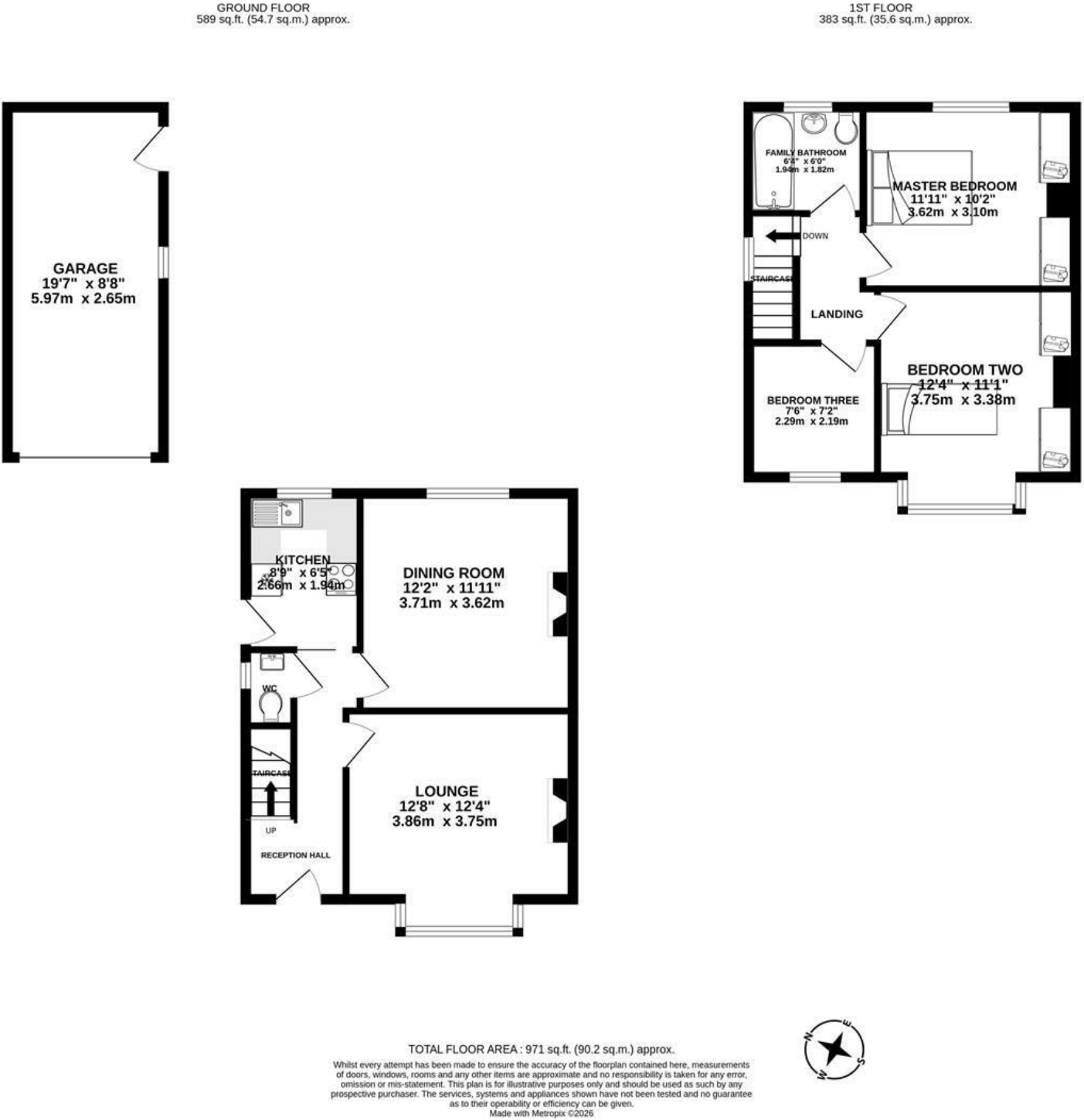








# BEN ROSE



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                                 |                         |           |
| (81-91) 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 (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

