BEN ROSE

Parkhurst Avenue, Leyland

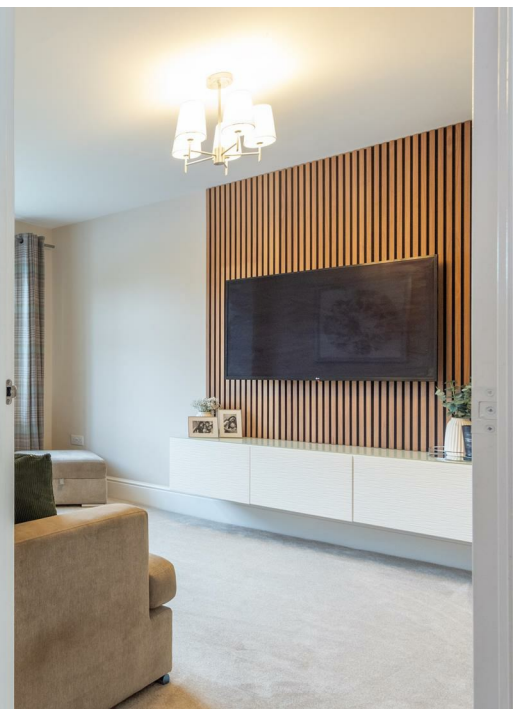
Offers Over £275,000

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom semi-detached property, situated within a quiet and friendly neighbourhood in a sought-after residential area of Clayton-le-Woods. Ideally suited to families, the property offers comfortable and well-proportioned living accommodation throughout, complimented by a convenient location with excellent transport links. Positioned just a short drive from Leyland, the property provides easy access to the M6, M61 and M65 motorways, making major commercial centres including Preston, Bolton and Manchester readily accessible. The nearby train station also provides a convenient option for those looking to commute by rail. With plenty to offer both inside and out, viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the property, a welcoming reception hall provides access to the ground floor accommodation, with a convenient WC and stairs leading to the first floor. To the left is the spacious lounge, which benefits from a large front-facing window allowing plenty of natural light to fill the room. Continuing through the property, you will find the beautifully presented contemporary kitchen/diner situated at the rear. The kitchen is fitted with a range of integrated appliances, including a fridge, freezer, double oven, hob and dishwasher, while a useful utility cupboard provides additional space for freestanding appliances. The dining area offers ample room for a large family dining table, creating a practical and sociable space for everyday family life and entertaining, while sliding glass patio doors provide direct access out to the rear garden.

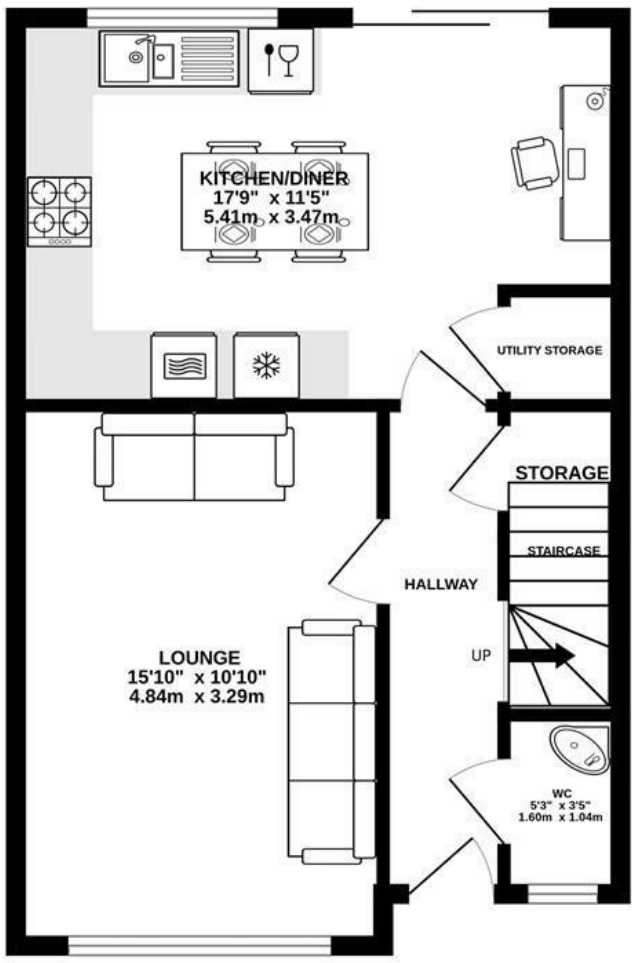
To the first floor, there are three well-proportioned bedrooms, with the master bedroom benefiting from its own ensuite shower room. Both the master bedroom and bedroom two are fitted with wardrobes, providing useful storage, while further storage can be found on the landing. Completing the accommodation is the three-piece family bathroom, which is fitted with an over-the-bath shower.

Externally, the front of the property features a well-maintained driveway providing off-road parking for two vehicles. To the rear is a lovely, generously sized garden, offering a combination of laid lawn and a paved patio area, making it a pleasant space for outdoor seating and enjoying the warmer months. The garden is further complimented by mature trees and fencing, creating a private and established feel. The property also benefits from two years remaining on its ten-year warranty, providing additional peace of mind for the new owner.

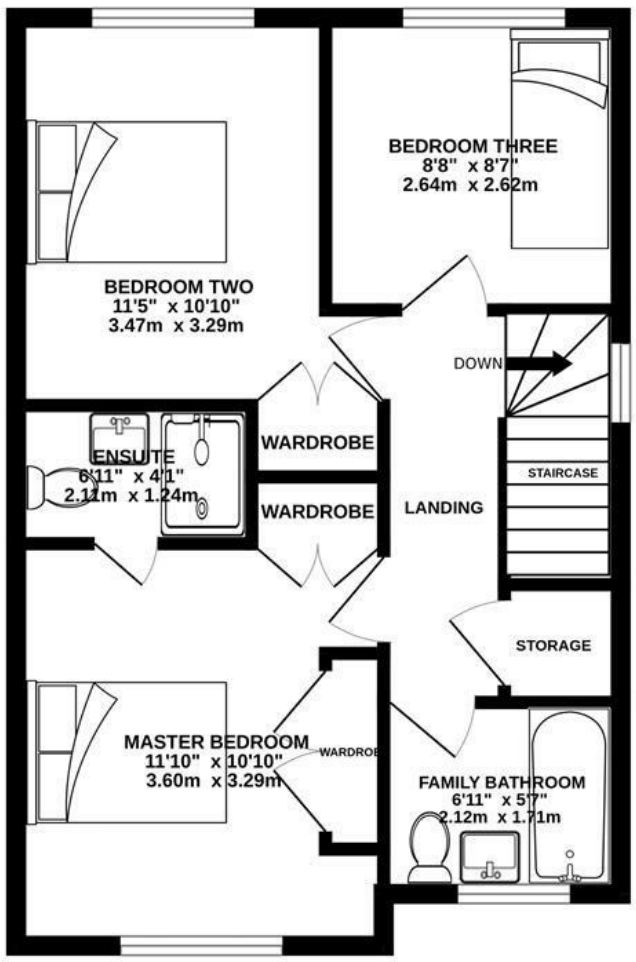


BEN ROSE

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



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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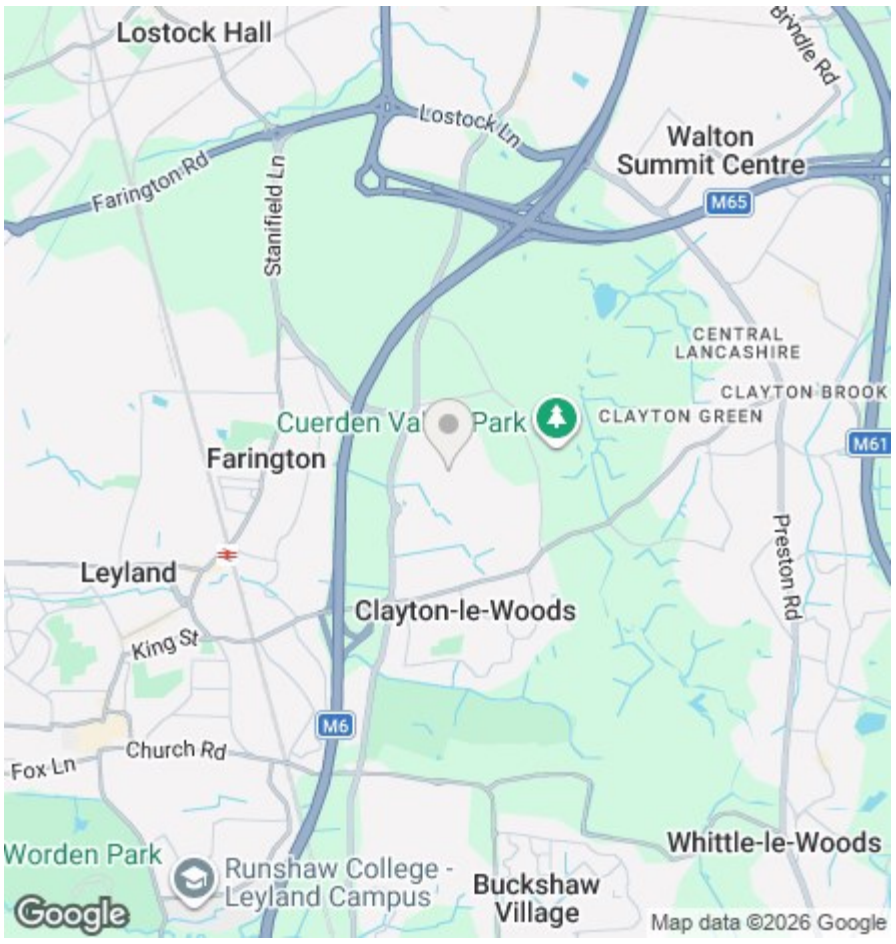
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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		
(81-91) B	88	89
(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_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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