



Heys Hunt Avenue, Leyland

Offers Over £219,950

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom detached property, located in a highly sought-after residential area of Leyland. Ideally situated just a short walk from Leyland town centre, the home offers convenient access to excellent local schools, shops, and amenities, along with superb travel links via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you'll find the spacious lounge, featuring a charming fireplace and dual-aspect windows that fill the room with natural light.

Across the hallway lies the open-plan kitchen/diner. This generously sized space includes a contemporary fitted kitchen with an integrated oven and hob, along with ample room for additional freestanding appliances. The dining area comfortably accommodates a family-sized table and offers access to convenient under-stairs utility storage. A single door from the kitchen/diner leads directly to the rear garden. Completing the ground floor is a stylish WC, located off the entrance hallway.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from fitted storage and an en-suite shower room. A modern three-piece family bathroom, complete with an over-bath shower, serves the remaining bedrooms and completes this level.

Externally, the property offers a private driveway providing off-road parking, along with an EV charger. The attached single garage is fitted with power and lighting, and can be accessed via an up-and-over door at the front or a single door at the rear. The generously sized rear garden features a lawn and a raised decking area—perfect for adding outdoor furniture, relaxing, and entertaining guests.







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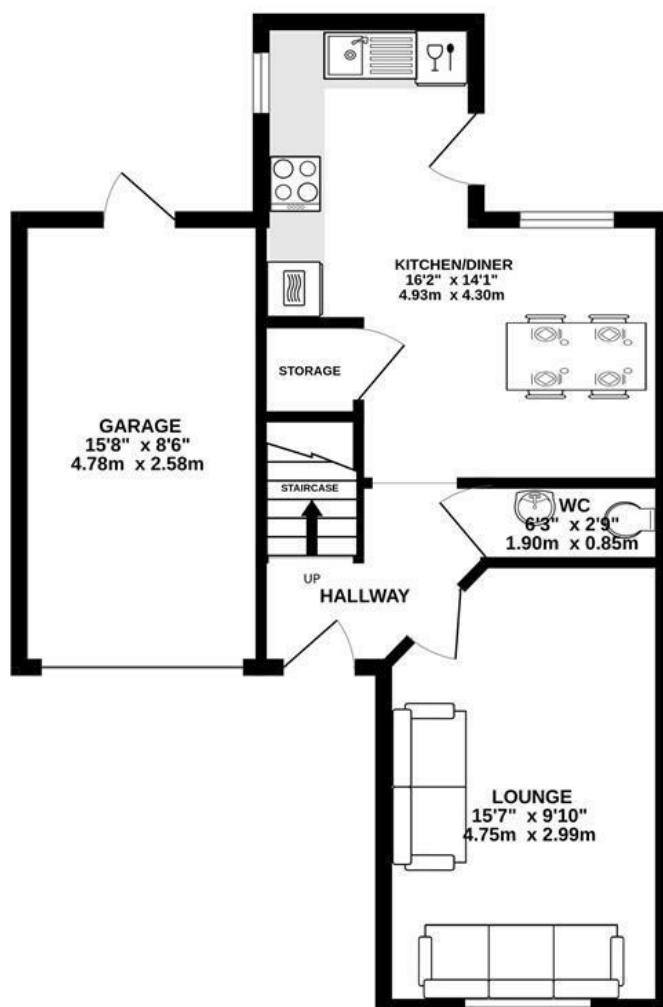
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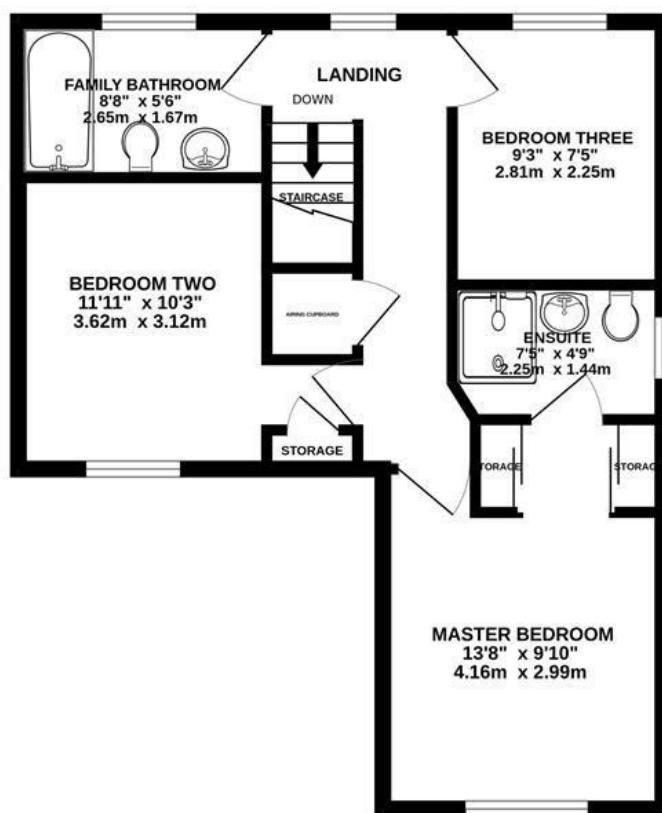
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GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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	
(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 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	

