



Alvis Close, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-of-terrace property situated in a sought-after location. This home is ideal for first-time buyers looking to step onto the property ladder. Conveniently located just a 10-minute drive from Leyland Town Centre, the property also benefits from excellent travel links, including local bus routes, Leyland train station, and easy access to the M6 and M65 motorways. The area offers a range of amenities, from shops and schools to leisure facilities.

As you enter the home, you are welcomed by a hallway that leads to the various rooms on the ground floor. The lounge area features a large window that floods the room with natural light, creating a bright and inviting space. From the lounge, you can access the modern kitchen, which is well-equipped with integrated appliances, including a gas hob, double oven and a built in fridge freezer. The kitchen offers plenty of cupboard space and a solid worktop, making it perfect for cooking and entertaining. Additionally, there is a convenient WC accessible from the kitchen.

Moving upstairs to the first floor, you'll find three well-proportioned bedrooms. The master bedroom includes a large window and an airing cupboard. Bedroom two overlooks the back garden, offering a peaceful view, while bedroom three also enjoys views of the garden, making it an ideal space for a guest room or home office. The first floor is completed by a three-piece family bathroom, which is both modern and functional.

Externally, the property features a driveway at the front, suitable for at least two cars, ensuring convenient off-road parking. The rear of the house boasts a lawn area and a decking, providing plenty of seating space for outdoor dining and relaxation. There is also a shed for extra storage space and an outdoor building that can be used as an outdoor bar, perfect for entertaining guests.

In summary, this delightful three-bedroom end-of-terrace property offers a perfect blend of modern living and convenience, making it an excellent choice for first-time buyers. With its desirable location and excellent amenities, this home is sure to attract attention.











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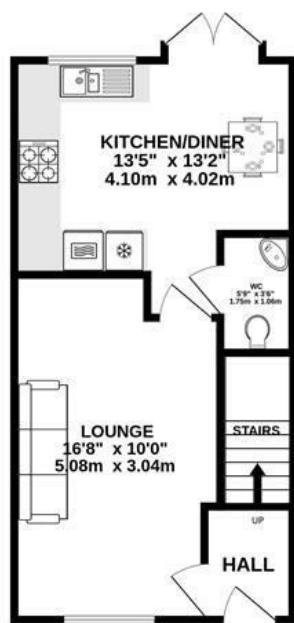
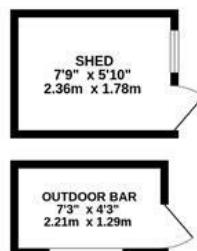
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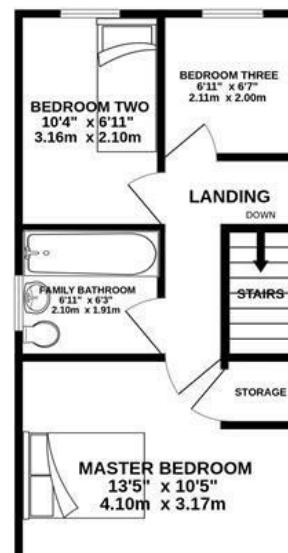
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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92
(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	

