



Assembly Avenue, Leyland

£200,000

Ben Rose Estate Agents are pleased to present to market this beautifully finished, three bed, mid terrace property on a continually popular and much sought after residential development in Leyland. This would be an ideal home for a small family or for someone wanting to move closer to a town centre. The property is a two minute drive from Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

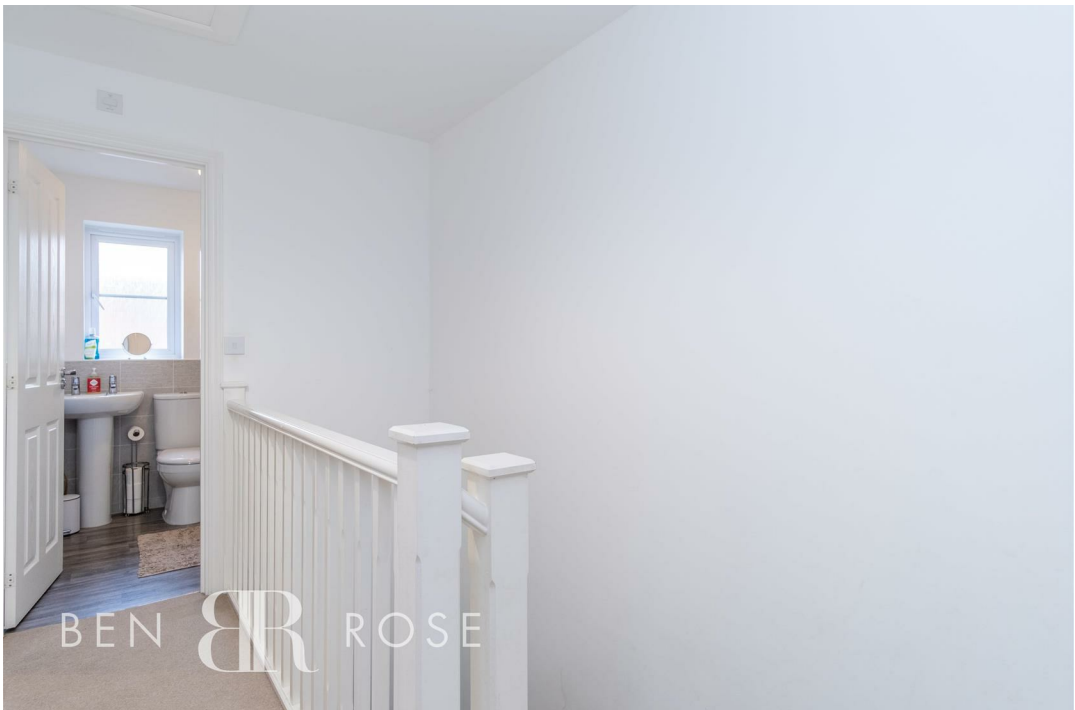
Internally, the property briefly comprises of a welcoming reception hall that leads into the spacious lounge. The lounge receives an abundance of natural light via the patio doors leading into the garden and you'll find ample space for a sofa set and four person family dining table here. Back through the hall, you'll find the modern fitted kitchen with integral appliances such as a fridge freezer and hob/oven with a breakfast bar for two. A conveniently located WC and large storage cupboard in the lounge can also be found on this floor.

Moving upstairs, you'll find three good sized bedrooms, two sufficient in size to fit double beds. The three piece family bathroom with an over the bath shower completes the interior of this delightful home.

Externally, to the front of the property is a good sized, tarmac driveway with room for two cars. To the rear is a good sized south facing garden with lawn and patio with gated access to the rear.





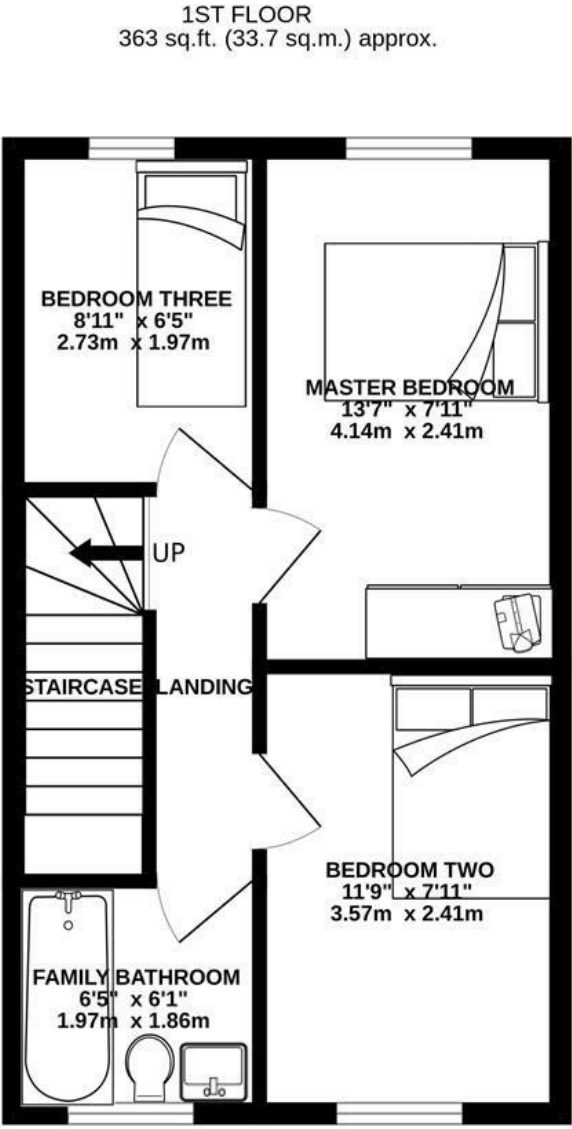
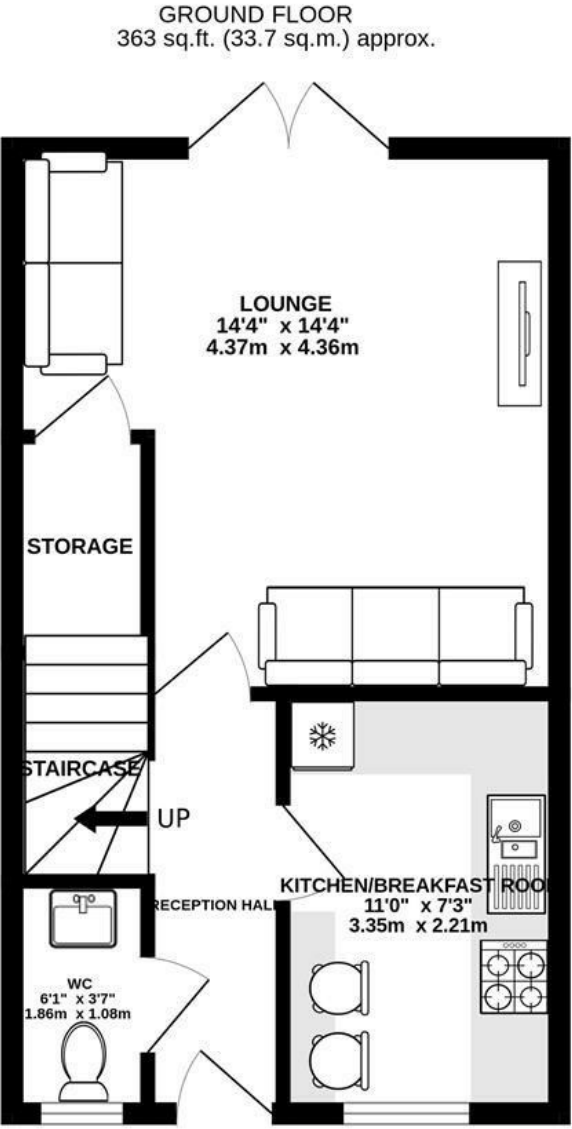








BEN ROSE



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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		96
(81-91) B	83	
(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	

