



## Young Avenue, Leyland

**Offers Over £150,000**

Ben Rose Estate Agents are delighted to present to the market this well-presented two-bedroom end-terrace home, situated in a highly sought-after area of Leyland. Perfect for first-time buyers, this charming property is ideally located close to Leyland town centre, offering easy access to excellent local schools, shops, and amenities, as well as superb travel links via the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will find a spacious lounge, enhanced by a beautiful bay window overlooking the front aspect and allowing plenty of natural light to fill the room. Moving through, you enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and includes an integrated oven and hob, while the dining area provides generous space for a family dining table. This area also benefits from convenient understairs storage and a newly fitted rear door leading out to the garden.

To the first floor, the property offers two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

The home also benefits from a boarded loft with lighting and a convenient pull-down ladder, providing excellent additional storage.

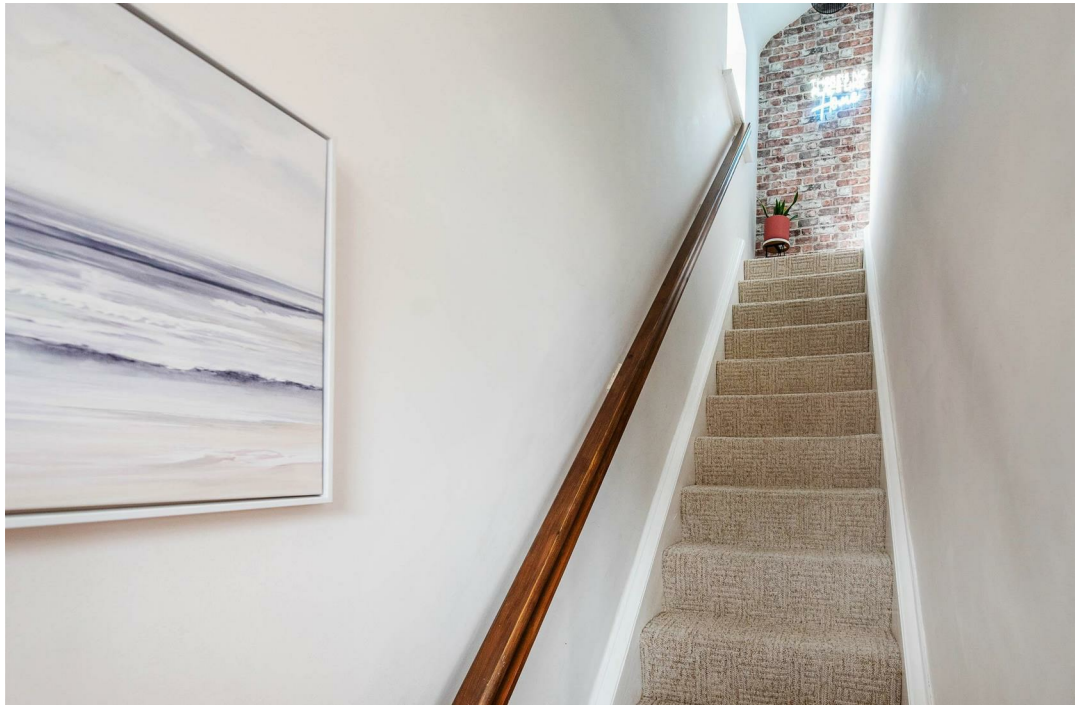
Externally, the front of the property features a flagged garden. Planning permission has been granted to install a driveway with a dropped kerb, offering fantastic potential to create off-road parking. There is also ample on-street parking available.

To the rear, the property boasts an impressive and generously sized garden, featuring multiple patio areas, a well-maintained lawn, and a variety of established trees and plants. Additional outdoor storage is also available, and the space provides an ideal setting for both relaxing and entertaining.

Early viewing is highly recommended to avoid any potential disappointment.





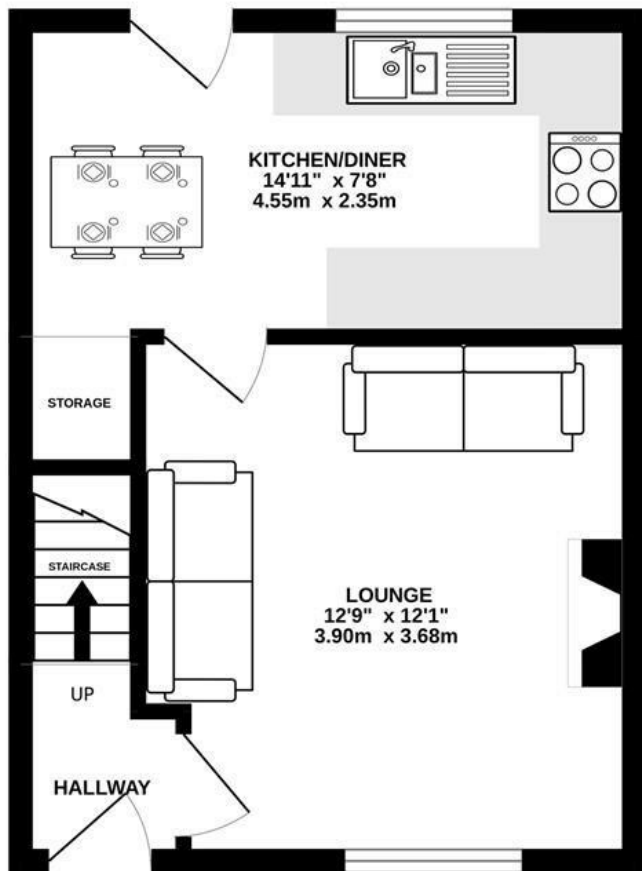




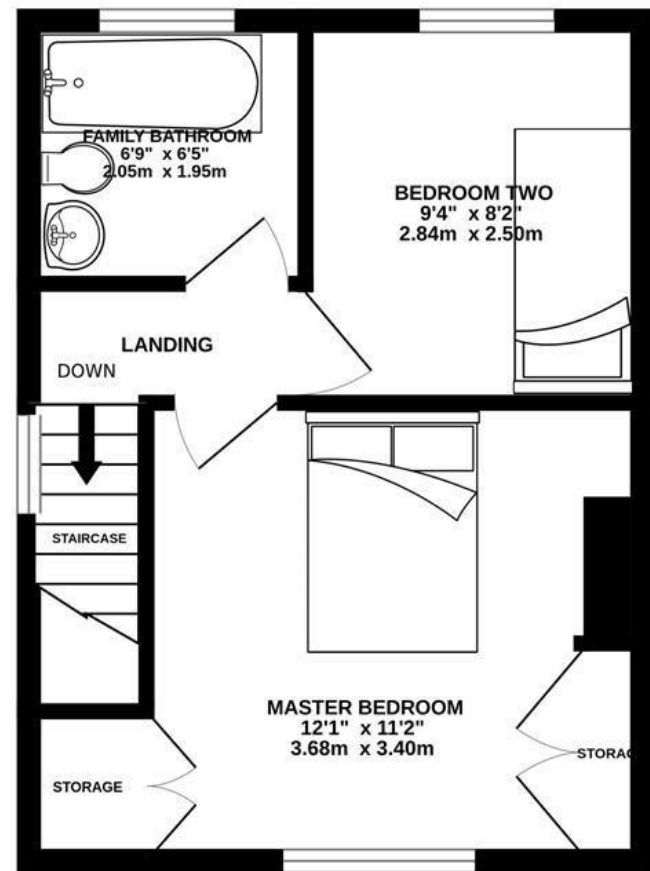




GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.

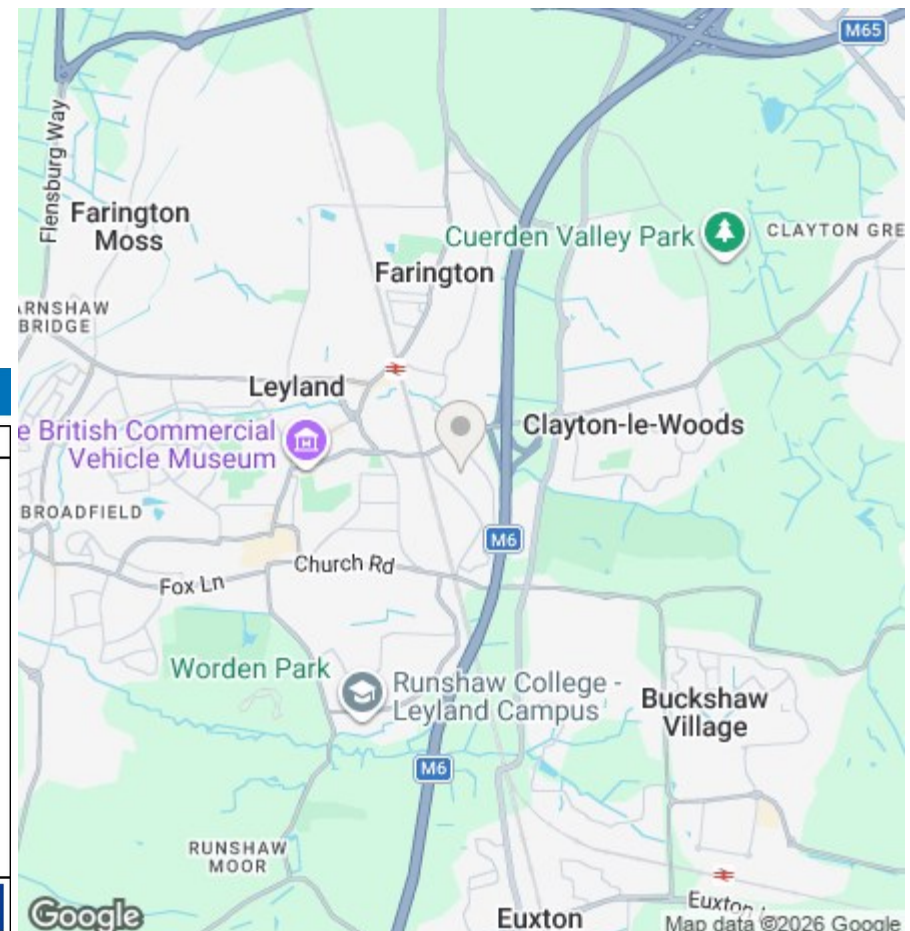


TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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