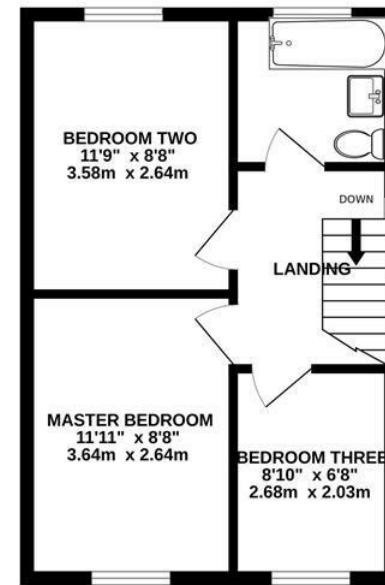
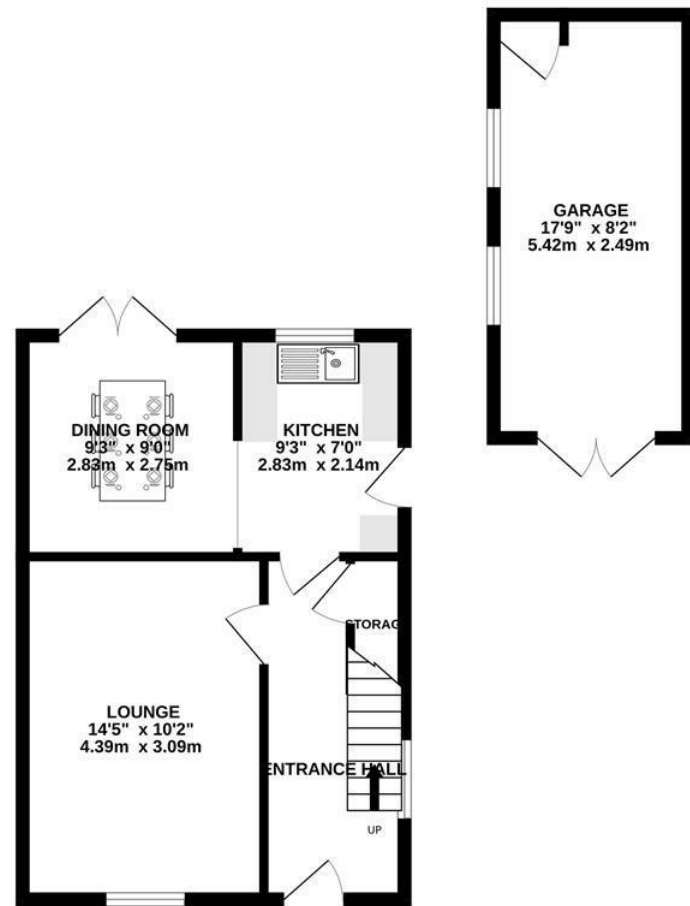


GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 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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## Cumberland Avenue, Leyland

Offers Over £190,000

Ben Rose Estate Agents are delighted to bring to the market this three bedroom, semi-detached property, located just a short walk into Leyland town centre. The property would be an ideal family home offering sizeable outdoor and indoor space. Surrounded by superb local schools, supermarkets and amenities with fantastic travel links via the nearby Leyland train station and M6 and M61 motorways and less than a five minute walk into Worden Park. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall where the majority of ground floor rooms, along with access to the under the stairs storage can be found. To the left of the entrance hall you'll find the good sized, sun filled lounge, and continuing towards the rear, the open plan kitchen/dining area. The charming kitchen provides ample worktop space and room for freestanding appliances along with access to the garden and garage. Adjacent from this space, the dining room allows for a large family dining table and access to the garden via a set of double doors.

Moving upstairs, you'll find three double bedrooms and a good sized family bathroom with an over the bath shower.

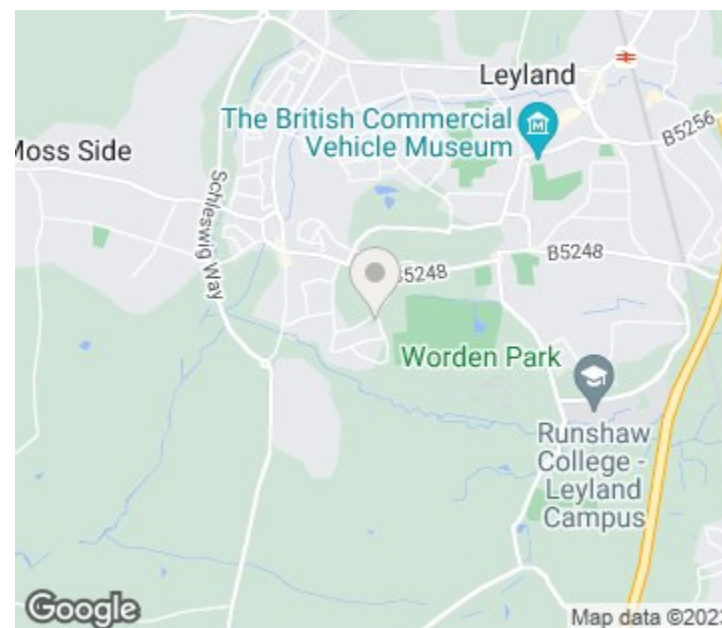
Externally, to the front and side of the property is a driveway for up to 2/3 cars. To the rear is a south facing garden that is primarily paved throughout. Access to the garage can also be found here. Fitted with electricity and running water, this versatile space would make the office, workshop or gym.

Please note this property has also been fitted with a new boiler within the last two years along with new windows to the front and rear.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
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) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
72	
EU Directive 2002/91/EC	

