



Alice Avenue, Leyland

Offers Over £159,950

Ben Rose Estate Agents are delighted to bring to market this beautifully presented mid-terrace family home, ideally situated in a sought-after area of Leyland. Stylishly decorated throughout, the property offers generous and well-appointed accommodation, making it an excellent choice for families or couples. Leyland town centre is close by, offering a variety of shops, bars, restaurants, pubs and schools, while excellent rail services from Leyland provide direct connections to Preston, Manchester and Liverpool. There are also excellent bus links to Leyland, Preston and Chorley, with convenient access to the M6, M61 and M65.

Entering through the vestibule, you are welcomed into a spacious lounge featuring an impressive media wall with a feature log-burning-effect, glass-fronted fire, creating a warm and inviting focal point. A doorway leads through to a separate kitchen and dining room, providing an excellent space for everyday living and entertaining. The beautifully designed bespoke modern kitchen is fitted with Dekton worktops, integrated fridge/freezer, double oven, microwave, plate warmer and dishwasher, alongside a useful breakfast bar. A door provides access to the rear, while a utility cupboard offers plumbing for a washing machine and shelving for a dryer.

To the first floor, the spacious master bedroom is a generous double and benefits from fitted wardrobes. There is a further double bedroom, a single third bedroom and a stylish modern three-piece shower room, which is fully tiled and finished to a high standard.

Externally, the property benefits from a small, neatly maintained front garden enclosed by attractive hedging, creating a pleasant approach. To the rear is a particularly impressive, large south-facing yard, featuring a high-quality Indian sandstone patio, providing a wonderful low-maintenance setting for outdoor dining, relaxing and entertaining. Overall, this is a beautifully presented and thoughtfully designed home that offers stylish living in an excellent Leyland location.







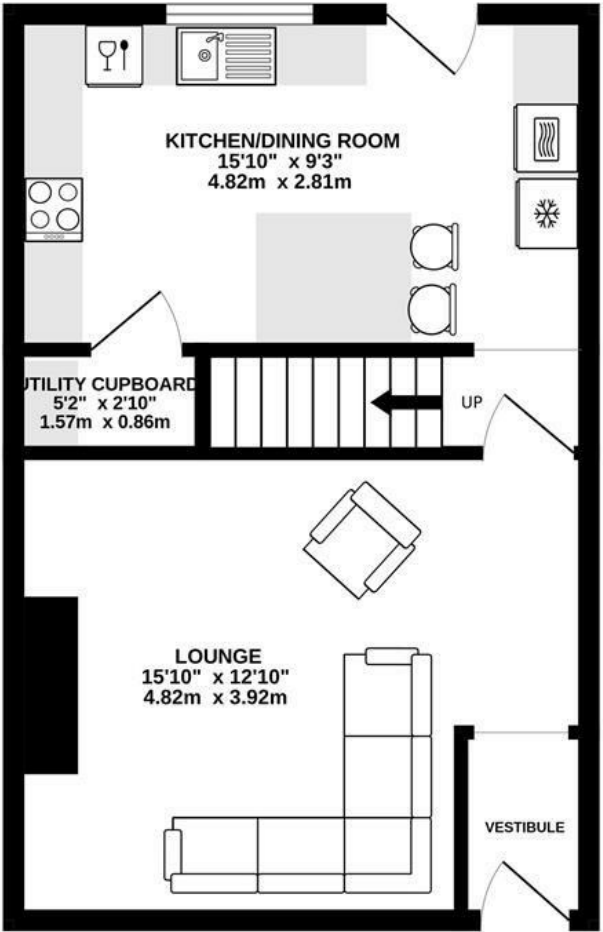




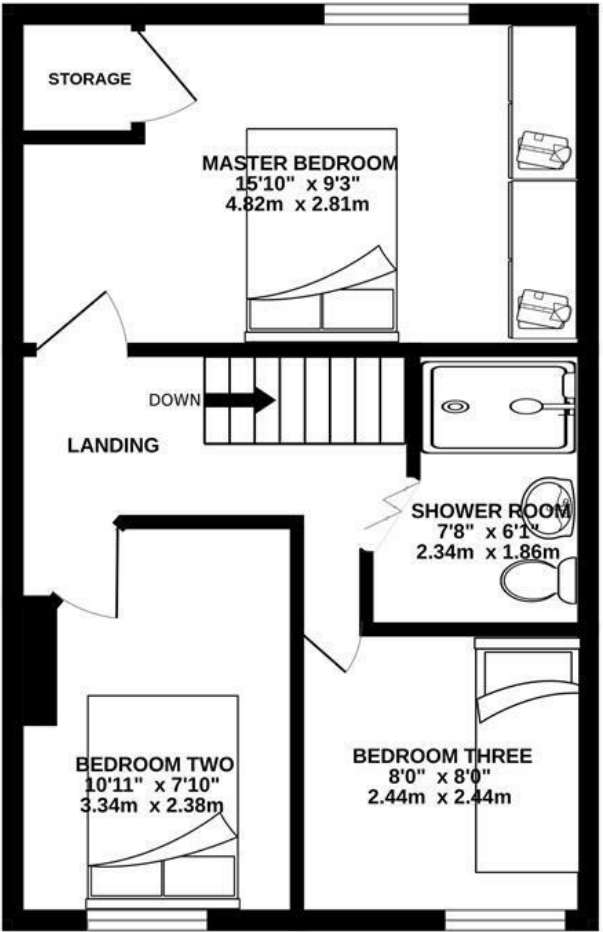


BEN ROSE

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(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 

