



Heys Hunt Avenue, Leyland

Offers Over £100,000

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom second floor apartment in a sought after residential area of Leyland. This would be an ideal property for first time buyers or buy to let investors. The home is situated only a short walk to Leyland 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 entrance hallway giving access to all areas of the property. You will find a spacious modern lounge with large window letting ample light into the area as well as an open plan dining area with enough room for a family dining table. In the kitchen area you will find integral wall and base units, modern worktops, integral oven/hob and space for other freestanding appliances. The apartment also features two good-sized bedrooms with the master benefitting from an en-suite shower room and integrated wardrobe space and bedroom two featuring a Juliette balcony. You will also find an all-white three piece family bathroom.

Externally, there is an allocated parking bay for one vehicle as well as plenty of on road parking.





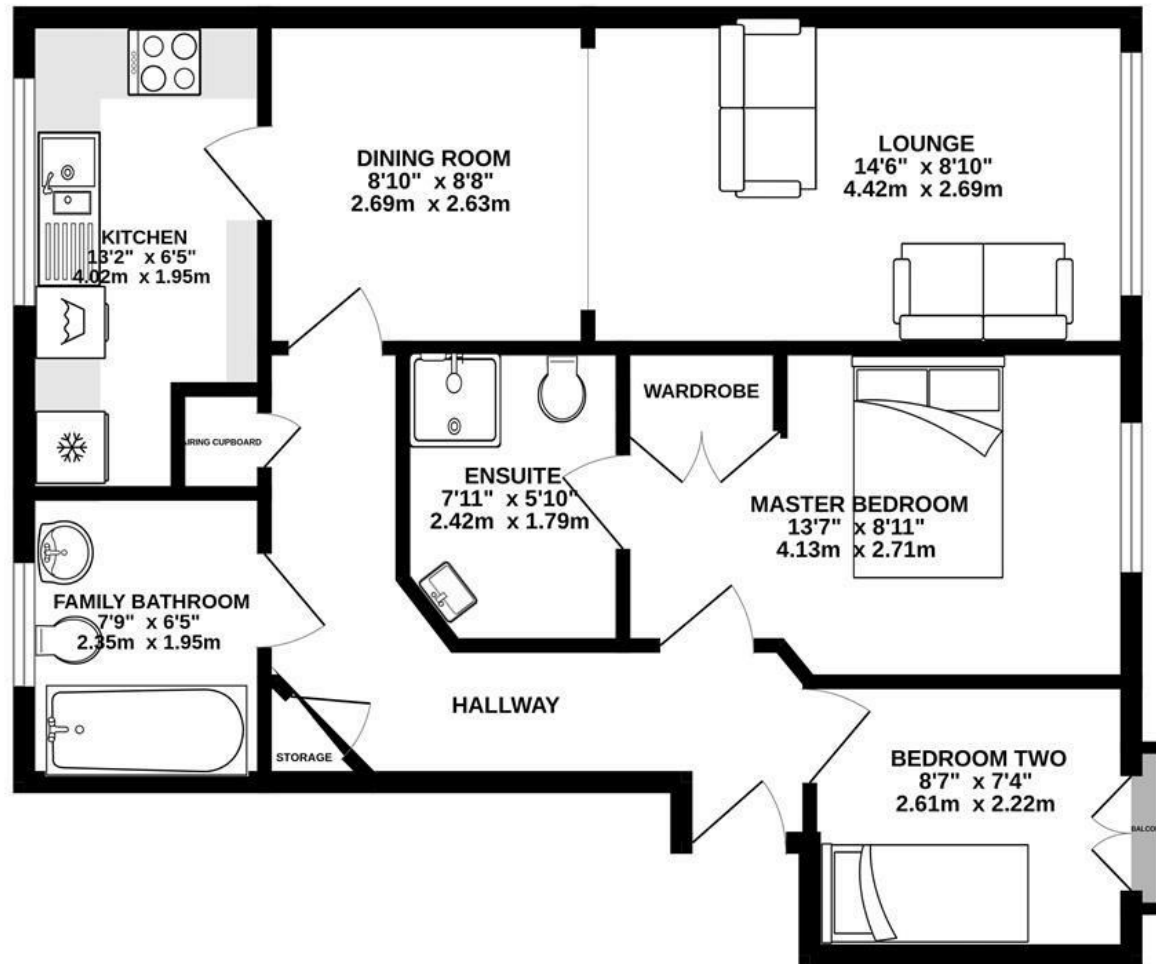






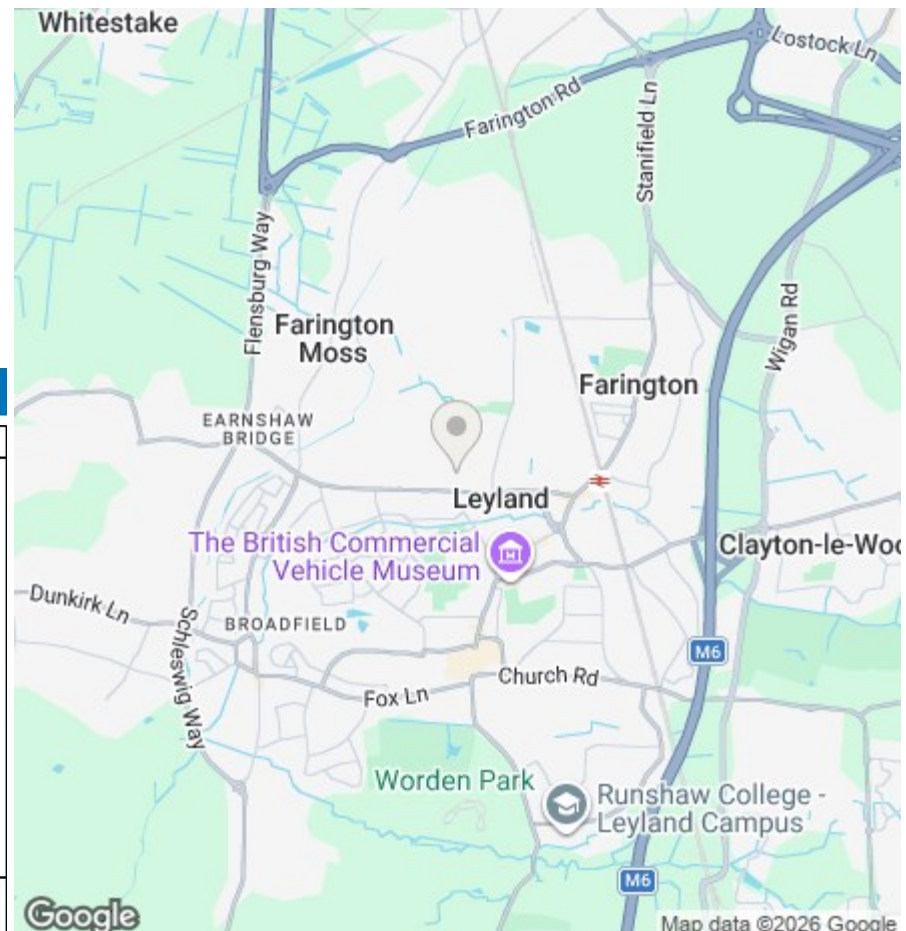


GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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			80
(81-91) B			
(69-80) C			
(55-68) D	64		
(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		