



Kellet Avenue, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented two-bedroom semi-detached property, located in a sought-after residential area of Leyland, Lancashire. The home has been modernised to a high standard throughout, offering versatile and comfortable living accommodation, perfect for couples or small families. The property is situated just a few minutes' drive from Leyland town centre, with its excellent local schools, supermarkets, and amenities, while also benefiting from fantastic transport links via easy access to the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where an impressive staircase leads to the upper level and offers convenient under-stairs storage. To the left, you will find the spacious lounge, which features a charming central log burner and a large window overlooking the front aspect, allowing plenty of natural light to fill the room.

Continuing through the home, you will enter the open-plan kitchen/dining room. This bright and contemporary space features a modern fitted kitchen with a full range of integrated appliances, including a fridge, freezer, double oven, microwave, washing machine and dishwasher, along with a convenient Quooker tap and breakfast bar providing seating for two. The dining area offers ample space for a large family dining table and flows seamlessly through to the family room at the rear.

The family room provides versatile additional living space with a stylish media wall, ideal as a second sitting room, playroom, hobby room, or additional family space, and features a single door leading out to the rear garden. Completing the ground floor is a convenient W.C, accessed from the entrance hallway.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. Additional storage can be found on the landing, while a modern four-piece family bathroom, featuring a charming freestanding bath and a walk-in shower with built-in shelving, completes this level.

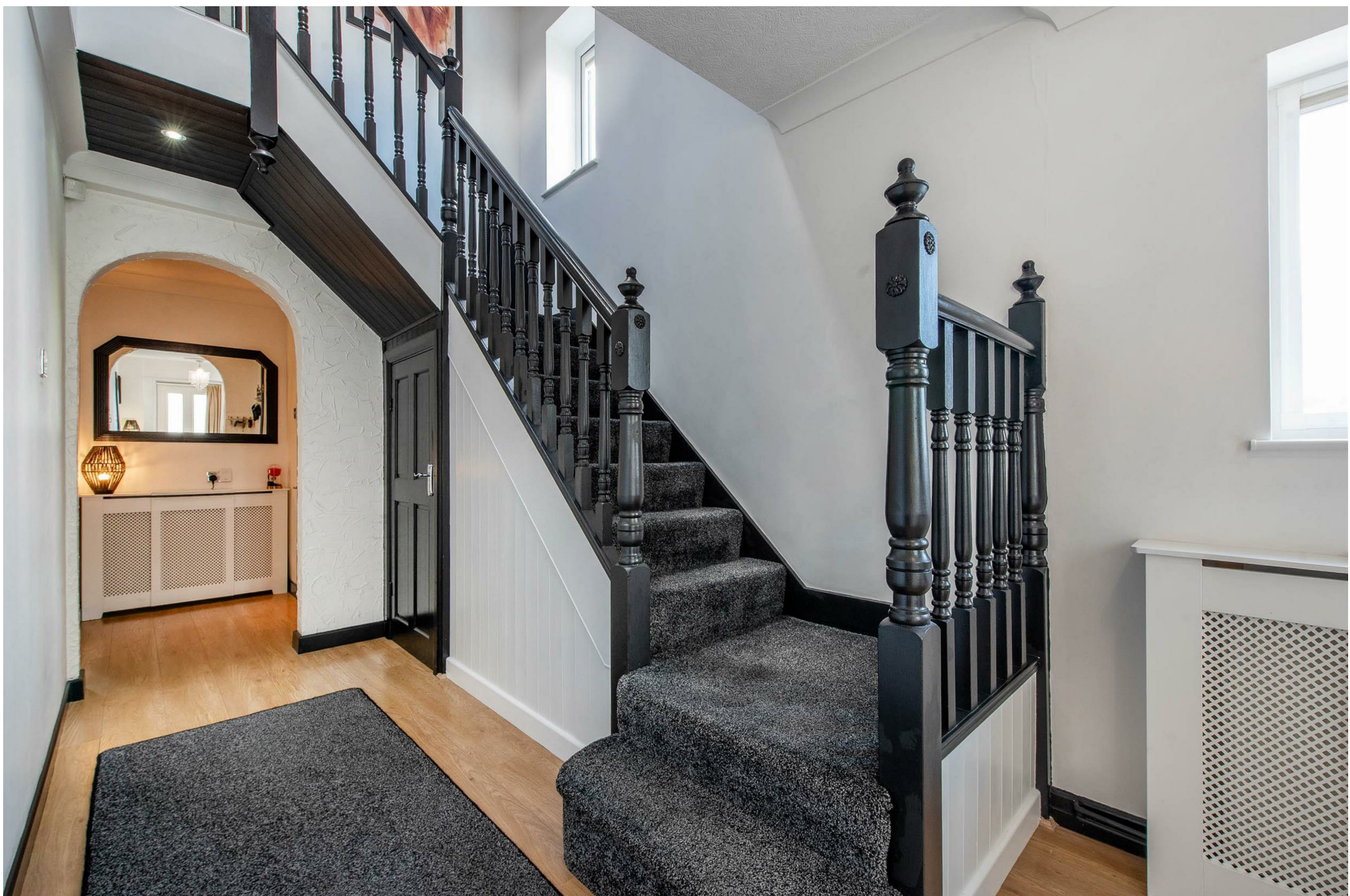
Externally, the property boasts a private driveway to the front, providing off-road parking for multiple vehicles. The driveway extends through double gates to the side of the property, leading to the detached single garage at the rear. The garage benefits from double doors to the front, with a separate storage area to the rear accessed from the side. Both areas are equipped with electrics. A convenient workshop also provides additional storage and workspace and is equipped with electricity, making it ideal for hobbies, DIY, or home projects.

To the rear is a generously sized south-facing garden, beautifully landscaped with a low-maintenance patio, artificial lawn, and decking area, creating a fantastic outdoor space for relaxing or entertaining. The rear garden is not overlooked and is equipped with two double outdoor power sockets and an external tap.

Recent upgrades to the property include a newly installed consumer unit and an 18-month-old boiler. The property also benefits from a downstairs alarm system for added peace of mind, along with built-in blinds in the lounge, family room, principal bedroom, hallway, and W.C, as well as a pull-down blind in bedroom two.

Early viewing is highly recommended to fully appreciate the quality, space, and versatility this lovely home has to offer.





















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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	79
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	

