



Young Avenue, Leyland

Offers Over £170,000

Ben Rose Estate Agents are delighted to present this extended and deceptively spacious three-bedroom mid-terrace home, situated in a highly sought-after area of Leyland. Perfect for first-time buyers looking to step onto the property ladder, this charming residence is ideally located close to Leyland town centre, offering easy access to excellent local schools, shops, and amenities. With superb travel links to nearby towns and cities via the M6 and M61 motorways, early viewing is highly recommended to avoid disappointment.

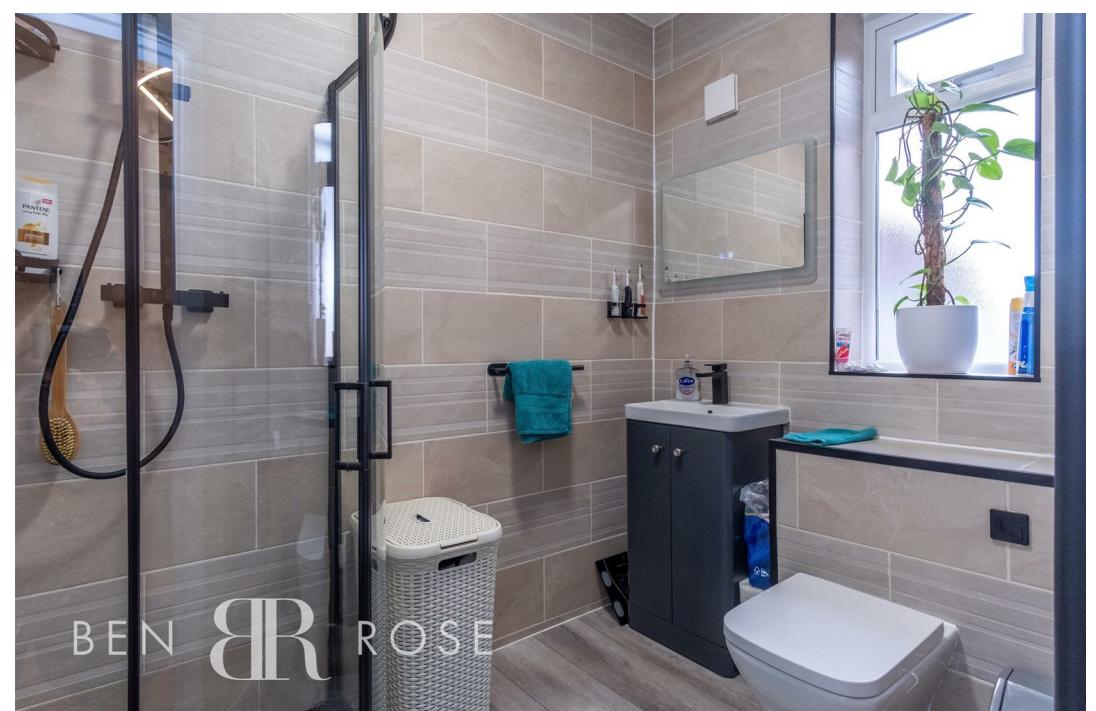
Upon entering, the entrance hall provides access to the staircase and leads into a well-proportioned lounge featuring a large bay window that floods the space with natural light, complimented by an electric fireplace. Moving through, the spacious dining room offers ample space for a large family dining table and benefits from under-stair storage. The open-plan layout seamlessly connects the dining area to the generous kitchen, which boasts an abundance of wall and base units, dual aspect windows, and access to the rear garden. A combination of integrated and freestanding appliances enhances functionality. Completing this floor, accessed from the dining room, is a newly fitted three-piece family bathroom with a modern corner shower.

Upstairs, the property features three well-sized bedrooms. The master bedroom spans the width of the home and benefits from integrated storage, while the third bedroom offers the perfect space for a home office or nursery.

Externally, the generous rear garden includes a patio and lawn, lined with tall fencing for added privacy. A large outbuilding, currently used for storage, is equipped with electricity and offers versatile use as a home office, gym, or workshop. To the front, there is off-road parking for one car, with additional on-road parking available. Further enhancing the property, a new boiler was installed in December 2021, and new windows and doors were fitted throughout in October 2021.









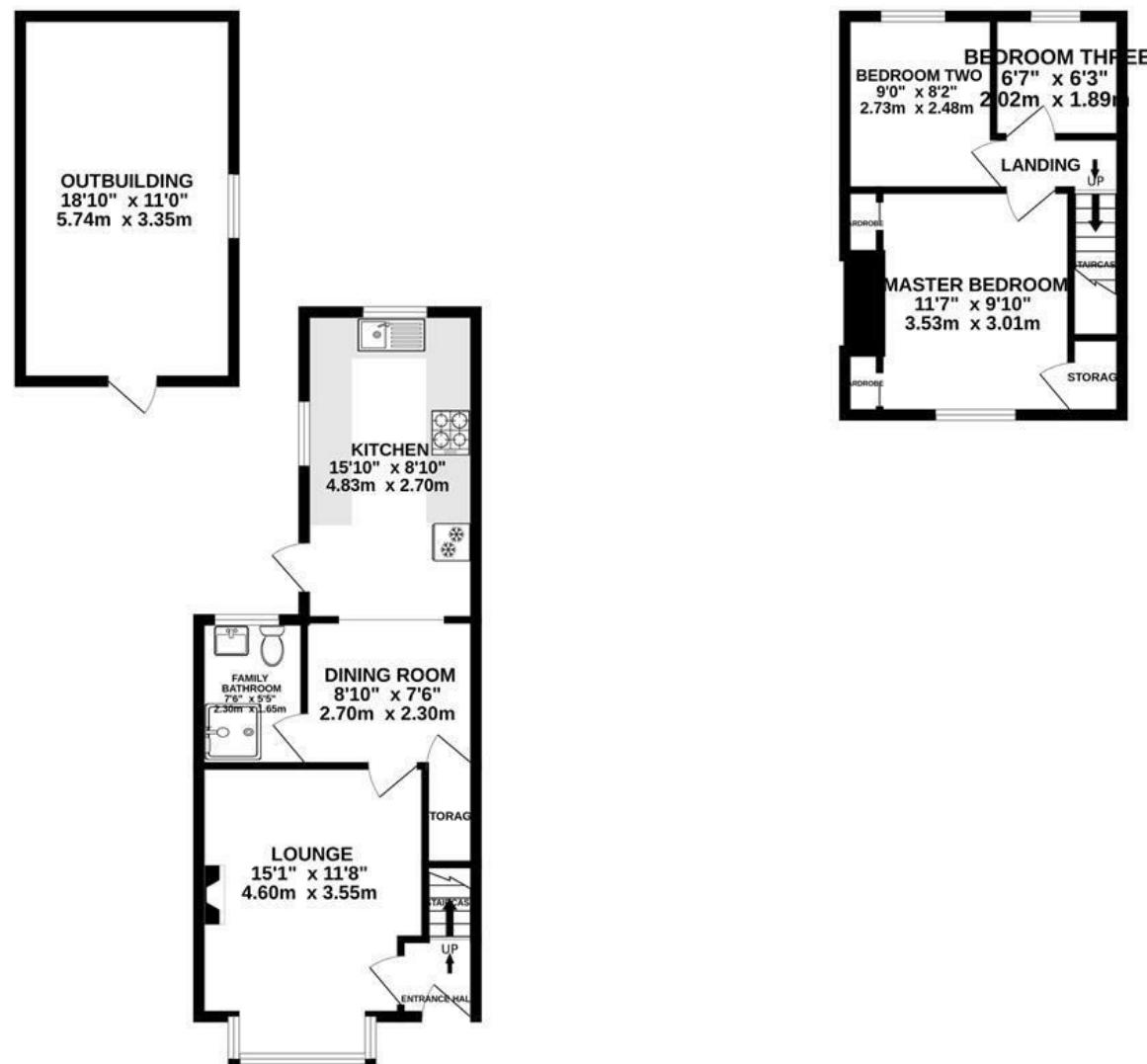




BEN & ROSE

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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 information 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 is given as to their efficiency or capacity.
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