



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.





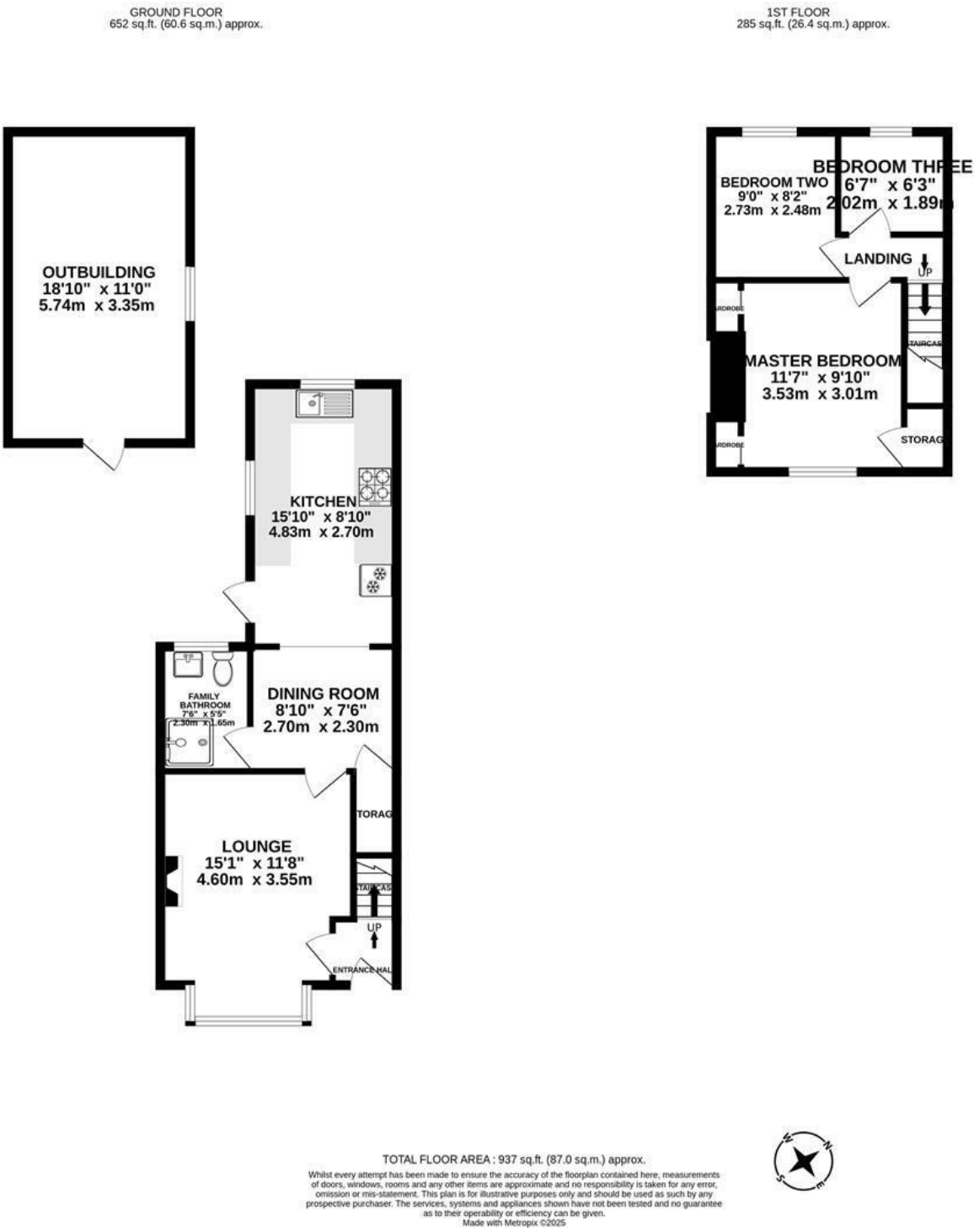








BEN ROSE



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		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

