



## The Avenue, Lea, Preston

**Offers Over £245,000**

Ben Rose Estate Agents are pleased to present to market this beautifully extended, three-bedroom semi-detached home, situated in the sought-after area of Lea, Lancashire. This lovely family home offers spacious living throughout, with an open-plan design to the rear, perfect for modern family living. Located within easy reach of local amenities, the property benefits from excellent transport links, including nearby bus routes and access to the M6 and M55 motorways, providing convenient travel to Preston, Blackpool, and beyond. Lea also offers a selection of well-regarded schools, shops, and parks, making it an ideal setting for families.

Upon entering the home, you are welcomed into a bright and inviting reception hall, setting the tone for the stylish interiors within. The lounge, positioned at the front of the property, boasts a charming bay window that allows natural light to flood the space, complemented by a feature fireplace that adds warmth and character. Moving through the hallway, you'll find a convenient utility room and WC before reaching the heart of the home – the stunning open-plan kitchen/diner. This space has been thoughtfully designed for both everyday living and entertaining, with ample worktop and storage space. Just off the dining area, the family room provides a cosy retreat, featuring a charming log burner and patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The first floor of the home offers three versatile bedrooms. The master bedroom and second bedroom both benefit from fitted wardrobes, providing ample storage. The modern three-piece family bathroom includes an over-the-bath shower, ideal for busy family life.

Externally, the property continues to impress. The front of the home has a driveway with space for up to two cars, ensuring convenient off-road parking. To the rear, the generously sized garden offers a fantastic outdoor space for families. A spacious patio area sits nearest to the house, perfect for outdoor dining or relaxing in the warmer months. Beyond this, a large lawn extends towards the rear of the garden, bordered by mature trees and shrubs, providing both privacy and a picturesque setting.

This charming home offers an excellent opportunity for families seeking a well-presented property in a desirable location.





































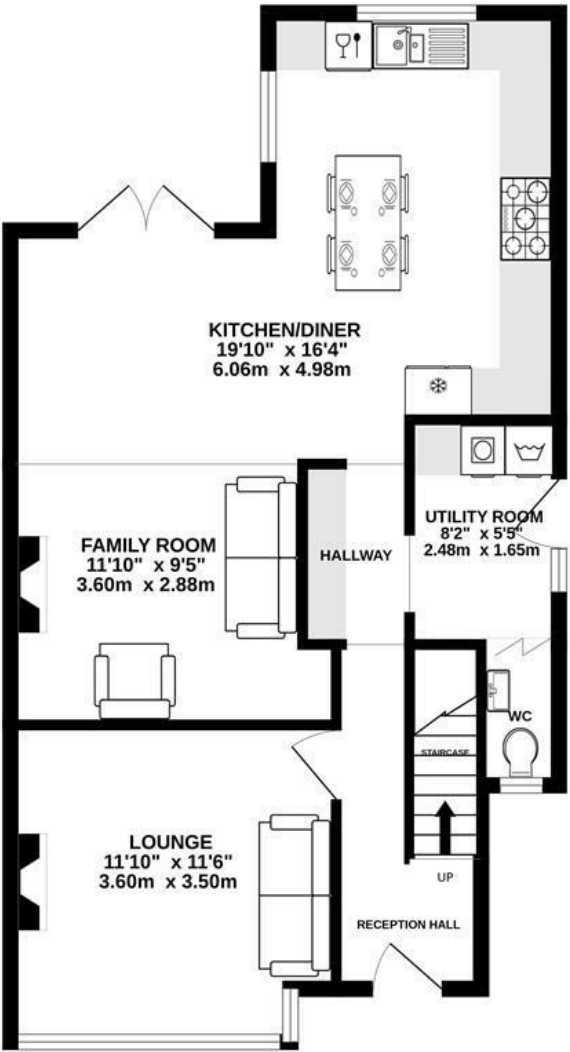




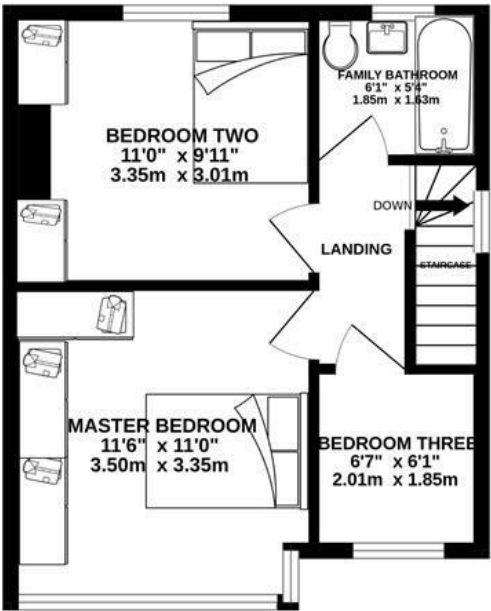


# BEN ROSE

GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.




TOTAL FLOOR AREA : 967 sq.ft. (89.9 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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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