



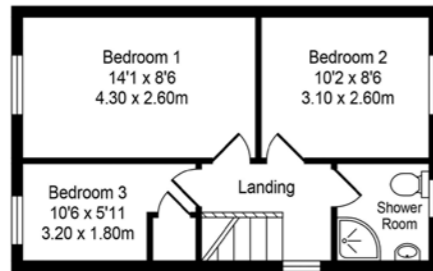
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

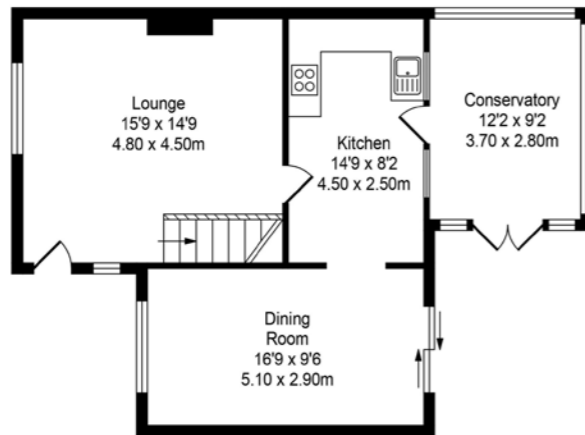
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1002 Sq.ft. (93.08 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 363 Sq.Ft (33.75 Sq.M.)



Approx. Floor Area 639 Sq.Ft (59.33 Sq.M.)



Tenure: We are advised by our client that the property is
Council Tax Band:

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Kellet Avenue, Leyland
Guide Price £189,995

A&P

This attractive, three-bedroom semi-detached extended home is a real delight and has a homely ambiance. The property is situated in an ideal location in the heart of Clayton-le-Woods close by to Cuerden Valley country park and conveniently placed for local amenities. The location is also perfect for the commuter with easy access to the M6 motorway.

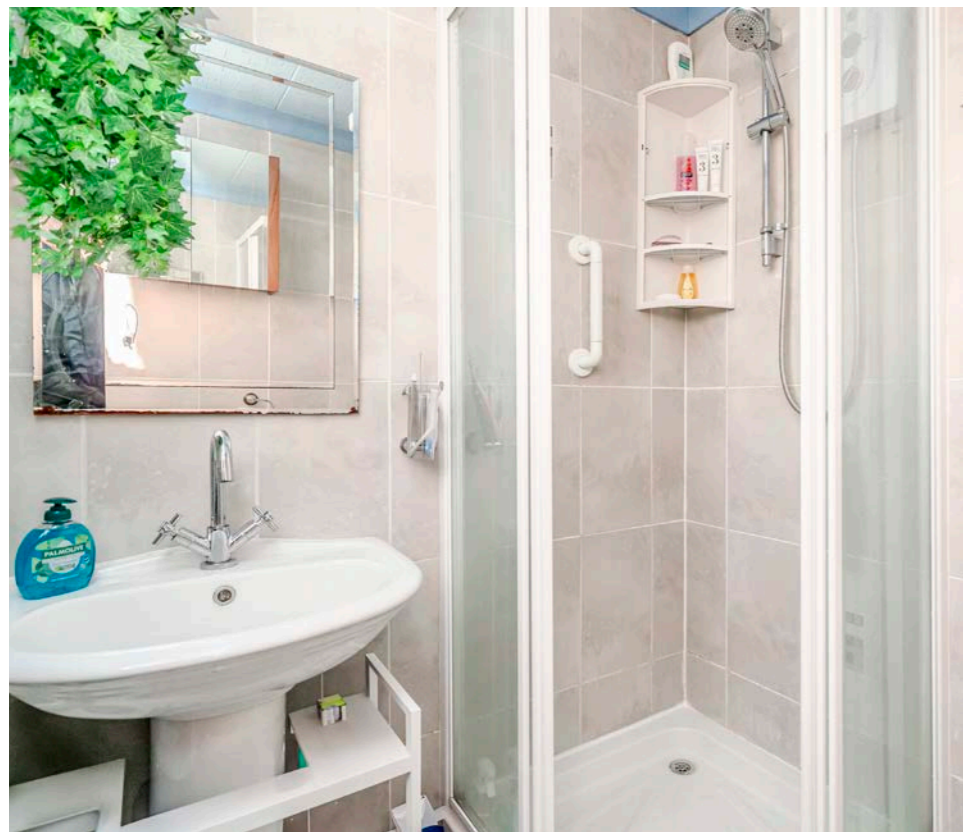
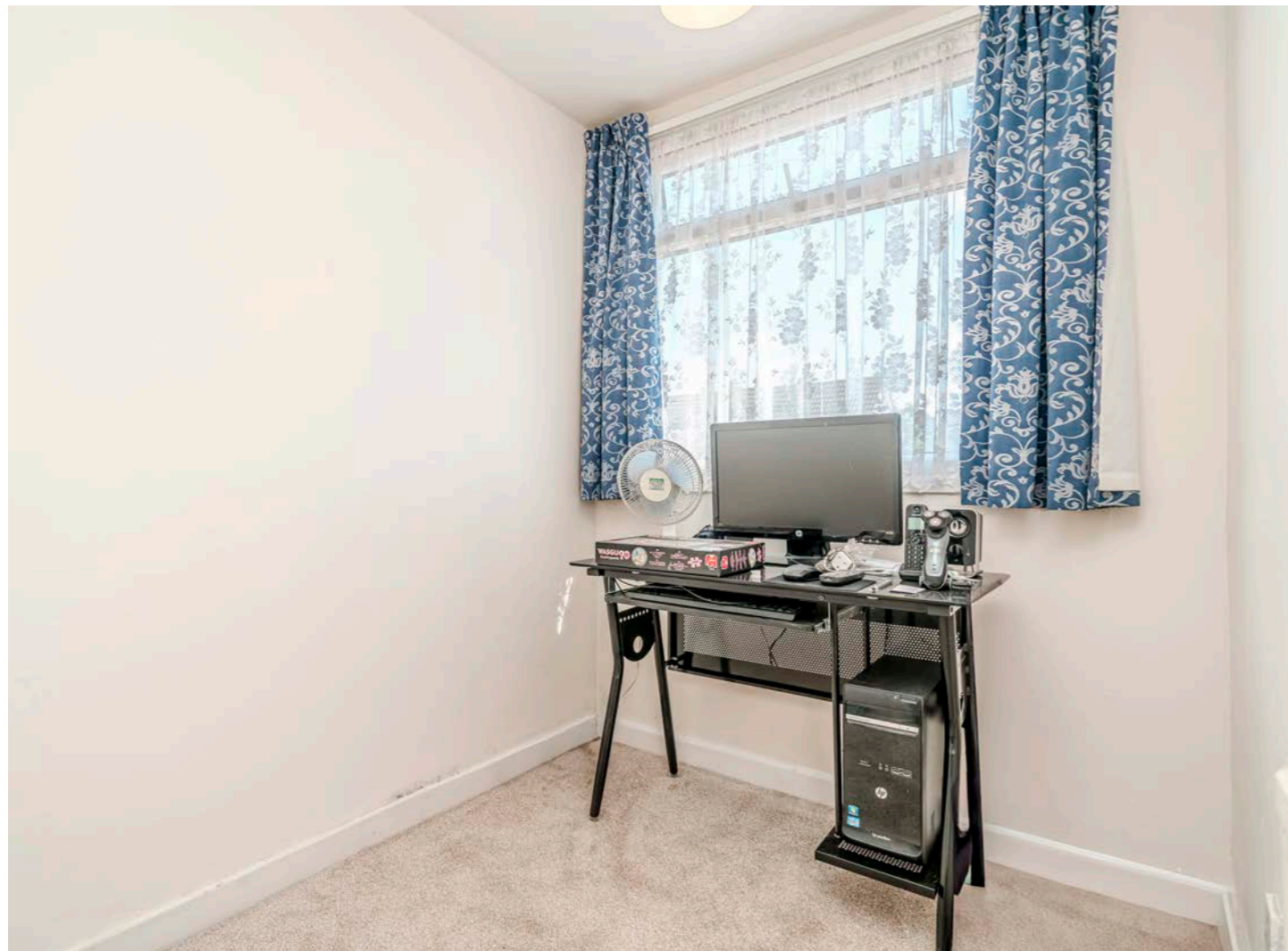
The home has a lovely open and flowing floor plan and its bright and airy rooms are filled with an abundance of natural light. Accommodation covers 1002 square feet with highlights including a good-sized lounge, which is a wonderfully appealing space with an attractive feature fireplace with gas fire. From the lounge there is a door that allows access through to the kitchen/diner which is fitted with an array of quality shaker style wall and base units and contrasting ample workspace, along with integrated appliances comprising of oven, gas hob and extractor fan. The kitchen then flows into the conservatory which is ideal for entertaining. There is the added benefit of a good sized dining room with dual aspect views from the window at the front and patio doors at the rear which open up onto the patio.

On the first floor there are three well-proportioned bedrooms with two doubles and a single and a three-piece family shower room in classic white comprising of a low level WC, pedestal wash hand basin and a walk-in shower, complementary tiling to the walls completes the look.

Externally, it has well maintained areas to the front and rear, with the rear being fully enclosed with both a decked and paved patio seating areas for outdoor dining and entertaining. The front is easy maintainable and has ample driveway parking.

Other benefits include gas central heating and double glazing. Viewing of this lovely home is highly recommended and now invited.





KEY FEATURES

- Attractive Semi Detached Property
- Three Bedrooms
- Circa 1002 Square Feet
- Spacious Lounge
- Good Sized Kitchen/Diner
- Separate Dining Room
- Easy Maintainable Rear Garden
- Ample Driveway Parking
- Close to Local Amenities



