



Balmoral Avenue, Leyland

Offers Over £160,000

Ben Rose Estate Agents proudly introduce this delightful three-bedroom, semi-detached property nestled in a much sought-after area of Leyland. Conveniently positioned, this home offers easy access to local restaurants, shops, and amenities, coupled with excellent transportation links via the nearby train station, M6, and M61 motorways. Viewing is recommended to secure your chance at this charming residence.

Upon entering you'll find the spacious entrance hall, that provides access to all ground floor rooms. The front lounge, drenched in natural light, benefits from a cozy fireplace, creating a warm and inviting atmosphere. Moving through to the rear, and you'll find the kitchen/diner, offering ample worktop space and room for freestanding appliances. Convenient under stair storage serves as an ideal pantry. Adjacent to the kitchen, discover a generously sized diner, perfect for hosting family meals, with direct access to the rear garden.

Ascend to the first floor, where three bedrooms await, including two spacious doubles. Bedroom three, versatile in use, can serve as a nursery or home office/study. The three-piece family bathroom is complete with a bath and an overhead shower, ensuring convenience and comfort for the entire household.

Externally, the driveway accommodates 1-2 cars, leading to an oversized garage – a valuable asset for parking, storage, or potential expansion into living space. The south-facing rear garden, predominantly flagged, offers a generous outdoor retreat. From the front driveway to the rear garden, this home is a harmonious blend of practicality and comfort, in need of some modernisation this would make the ideal choice for first-time buyers.







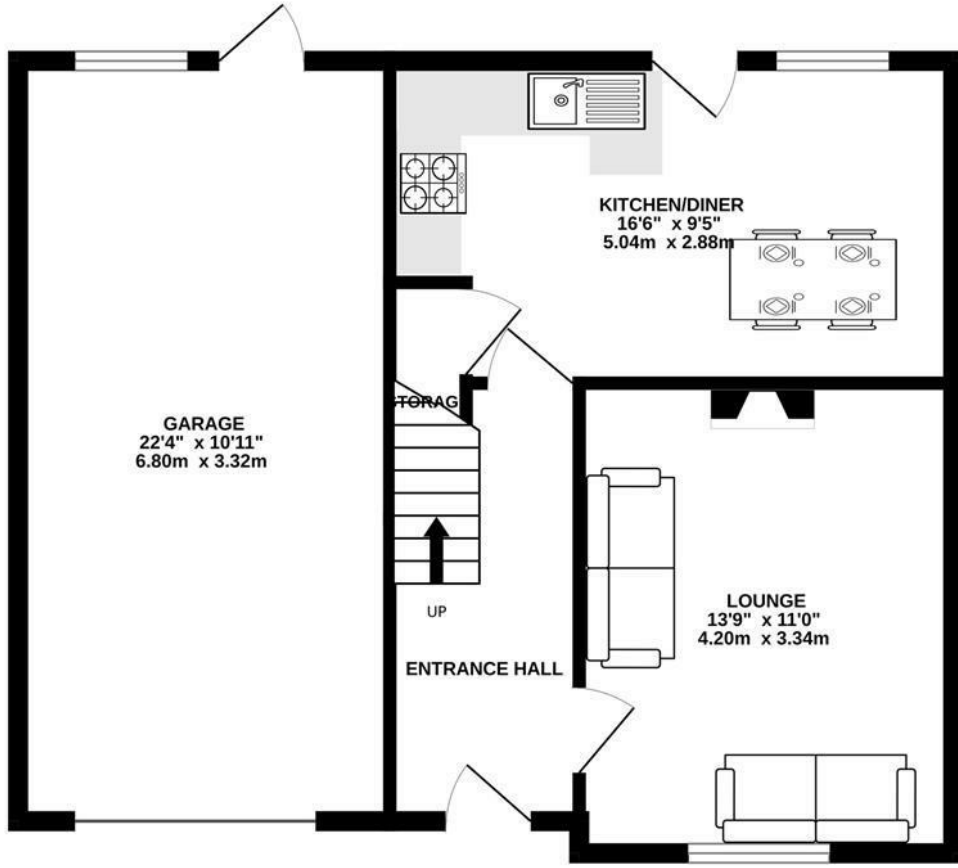




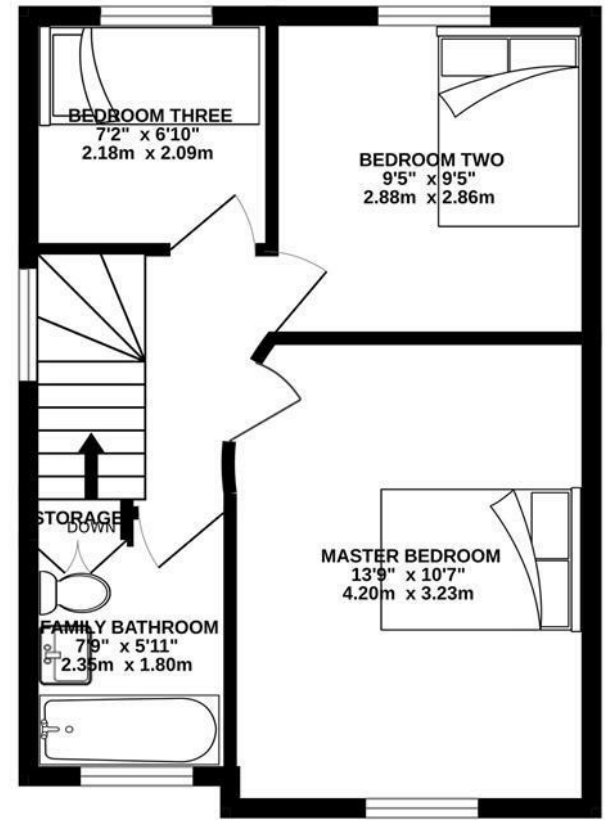


BEN ROSE

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



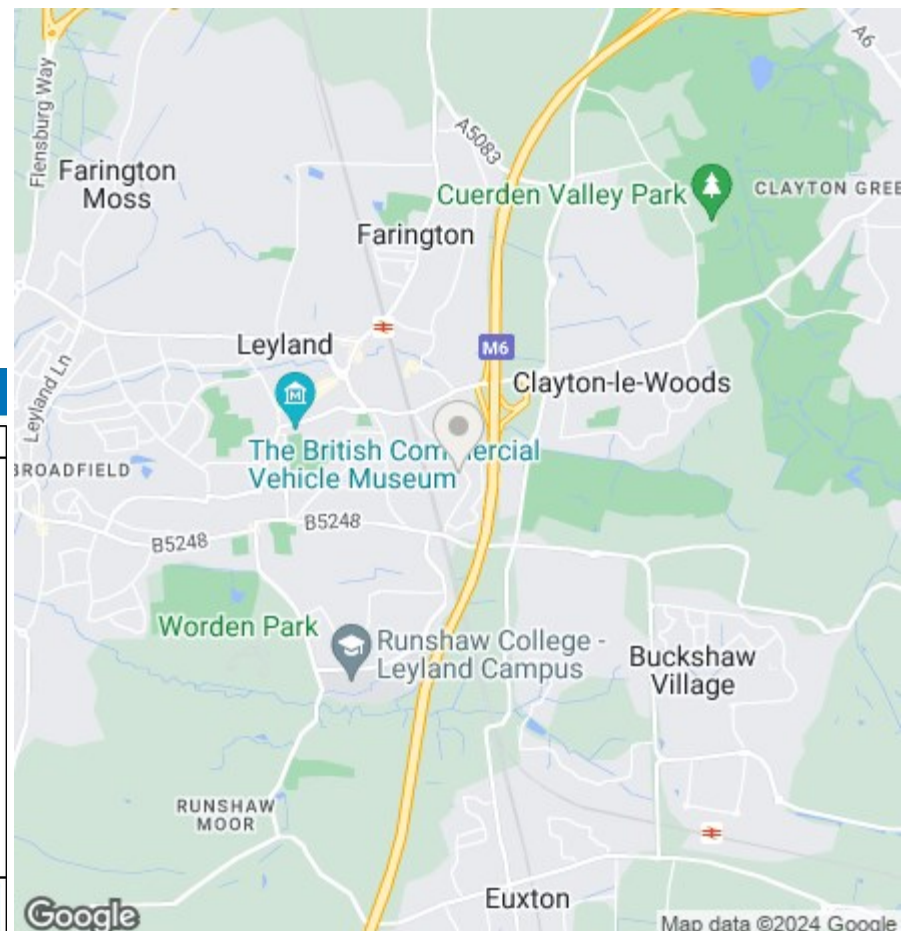
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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