



**Heys Hunt Avenue, Leyland**

**Offers Over £110,000**

Ben Rose Estate Agent are pleased to present to the market this, delightful first floor, two-bedroom apartment in a sought after area of Leyland. Tailored to cater to the needs of first-time buyers and buy-to-let investors alike, this lovely home is positioned within a brief stroll from Leyland town centre, the property enjoys proximity to outstanding local schools, convenient shops, an array of amenities. and the M6 and M61 motorways.

Upon entering the property, you're greeted by an inviting hallway that seamlessly links all parts of the home. The spacious and contemporary lounge is bathed in natural light courtesy of a generous bay window, while the open-plan dining area offers ample space for hosting family gatherings around a sizeable dining table. The kitchen area boasts integrated wall and base units, complemented by ample worktops, an integral oven/hob, and plenty of room for other freestanding appliances. To the front of the home the apartment boasts two well-proportioned bedrooms, with both rooms large enough for a double bed and the master enjoying the luxury of built-in wardrobe space and three piece ensuite/shower room. Bedroom two also benefits from a charming Juliette balcony. Completing the interior layout is a three piece family bathroom with bath and a two conveniently located storage cupboards located just off the hall.

Externally, the property boasts an allocated parking bay for one vehicle at the front.













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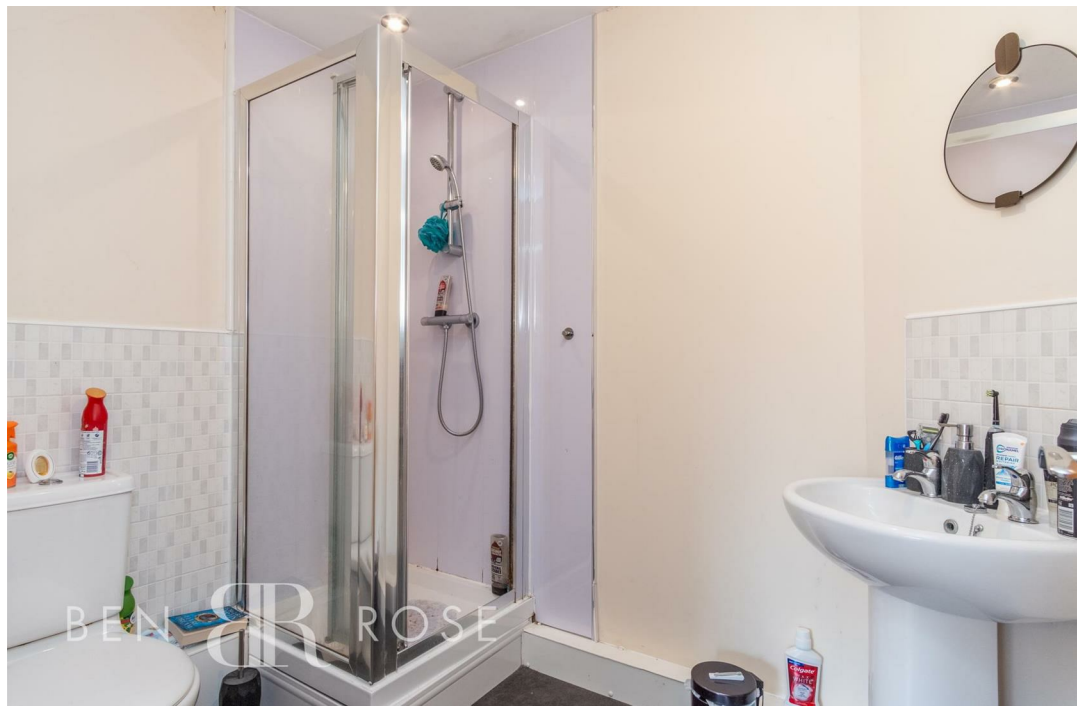






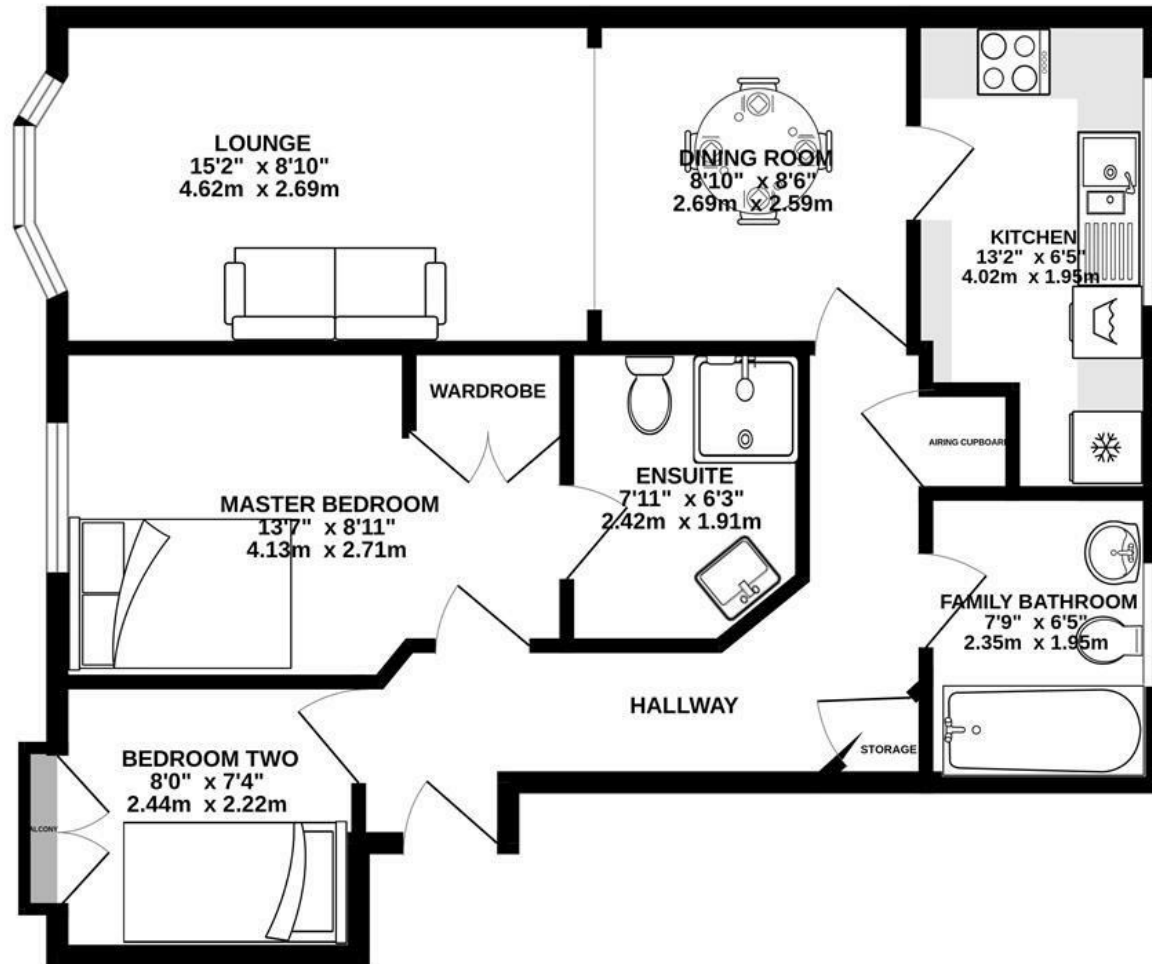






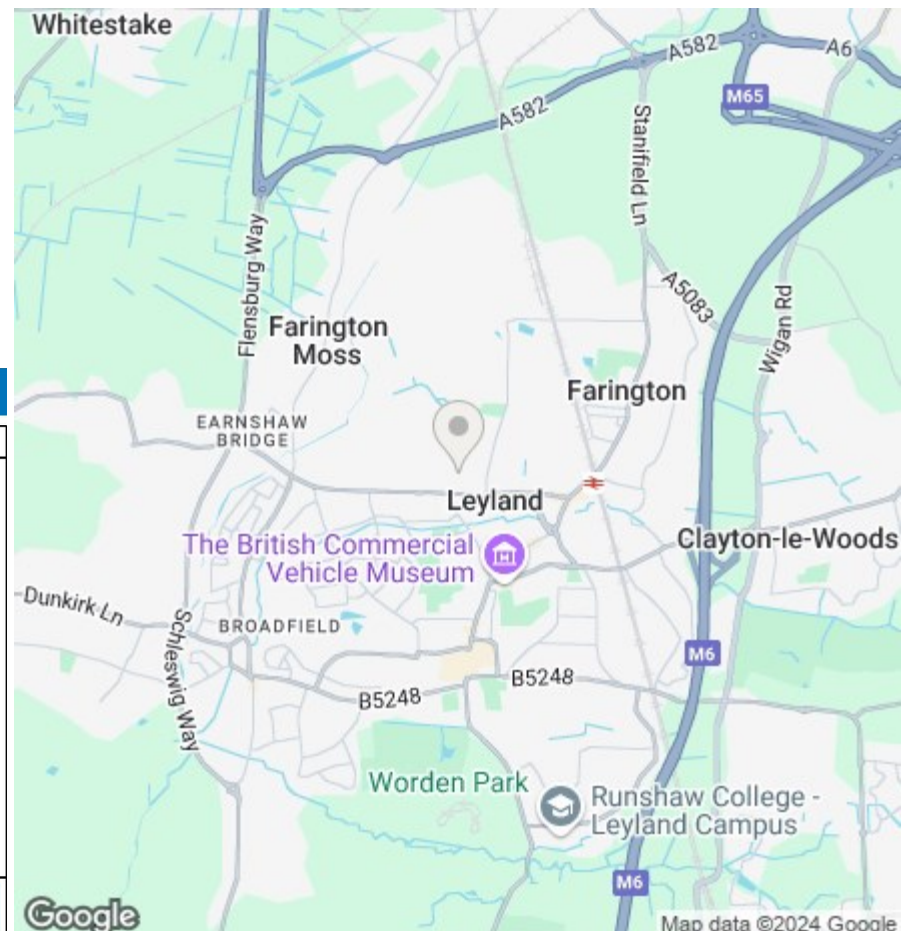


GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>76</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		