



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.













