



Denford Avenue, Leyland

Offers Over £250,000

Ben Rose Estate Agents are delighted to present this well-presented three-bedroom semi-detached property, ideally situated on a quiet road in a sought-after area of Leyland, just a short walk from the town centre and Worden Park. Perfect for families, this location offers a wealth of amenities, including local schools—within the catchment area for Balshaw's High School—shops, and the acclaimed Runshaw College, making it an ideal choice for comfortable and convenient living.

Upon entering the property, you are greeted by a welcoming entrance hallway, with stairs leading to the upper level. To the left, you'll find a spacious lounge featuring a charming wood stove and a beautiful bay window overlooking the front garden. Double doors lead through to the open-plan kitchen/dining room. The recently installed kitchen boasts modern cabinetry with illuminated display cupboards and under-unit lighting. Integrated appliances include a fridge, freezer, oven, hob, microwave, and dishwasher. Internal access to the attached garage is also available through a single door. The dining area offers ample space for a large family dining table and provides access to a convenient larder/storage area as well as to the garden.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. The third bedroom is currently utilized as an office, offering flexibility to the home. The modern three-piece family bathroom features stone flooring with underfloor heating, completing this level.

The home also includes a boarded loft with electricity and a convenient pull-down ladder for easy access.

Externally, the front of the property features a secluded garden accessed by a gate, with a path leading to the composite front door. The garden wraps around the side of the property, featuring a laid lawn surrounded by mature trees and plants. Additionally, the home boasts a single-car driveway leading to the attached garage with running water and electricity, which is currently being used as a utility area and is accessed through double gates.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.







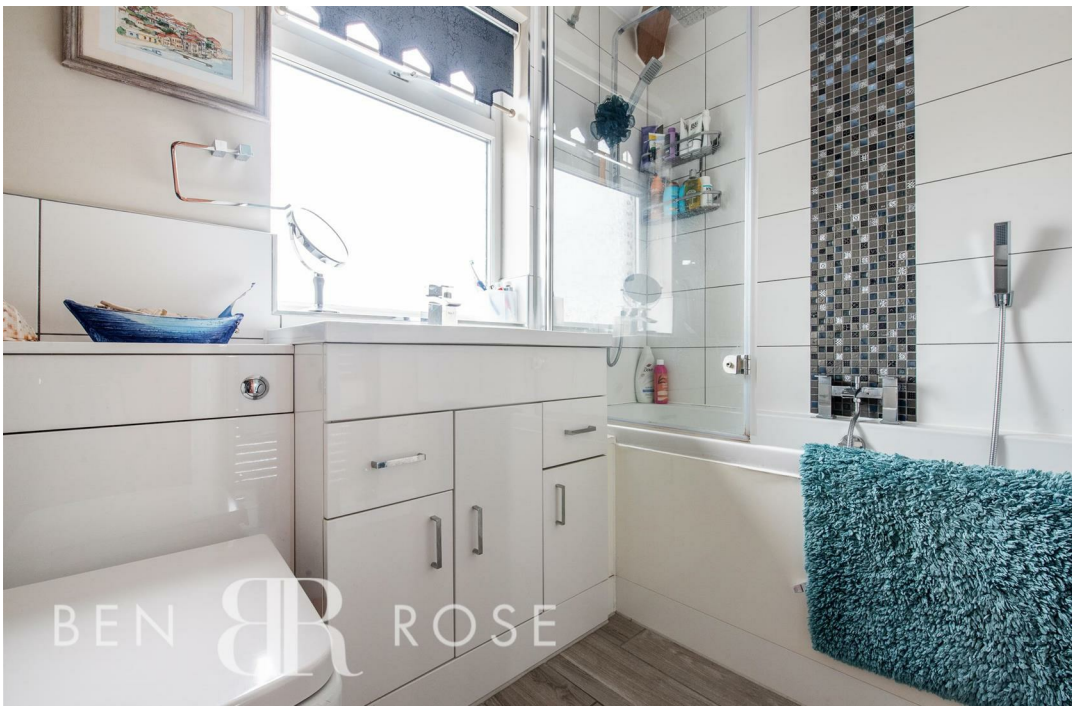




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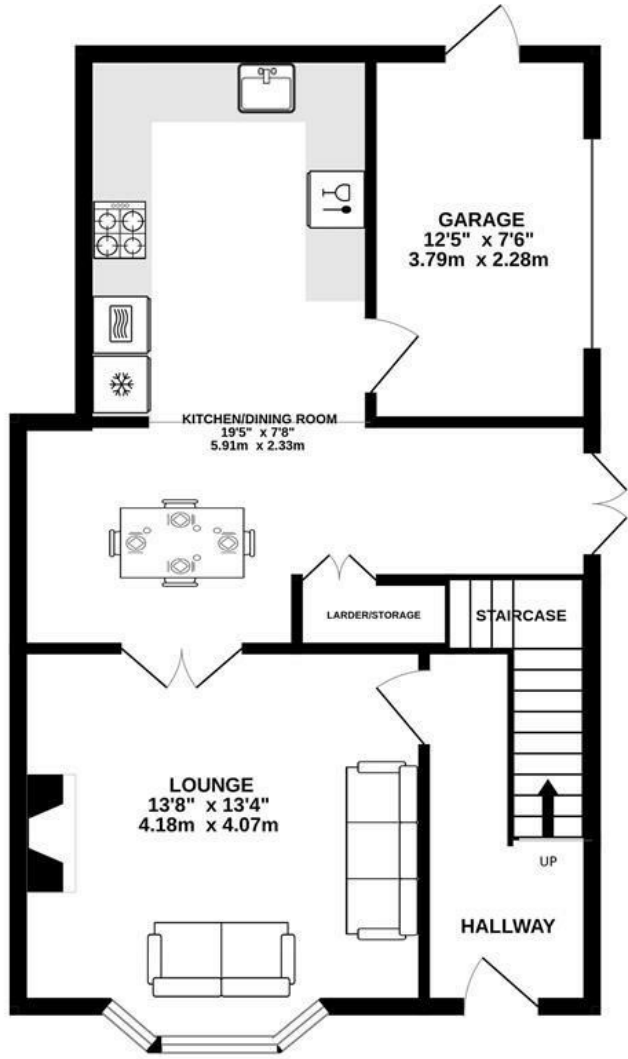


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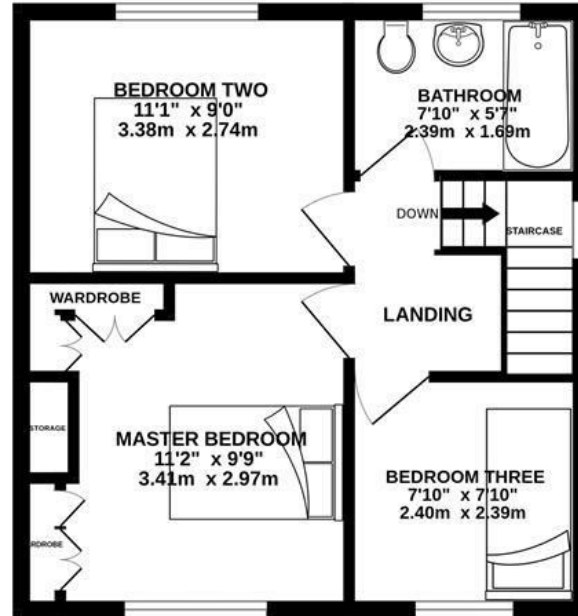


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GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

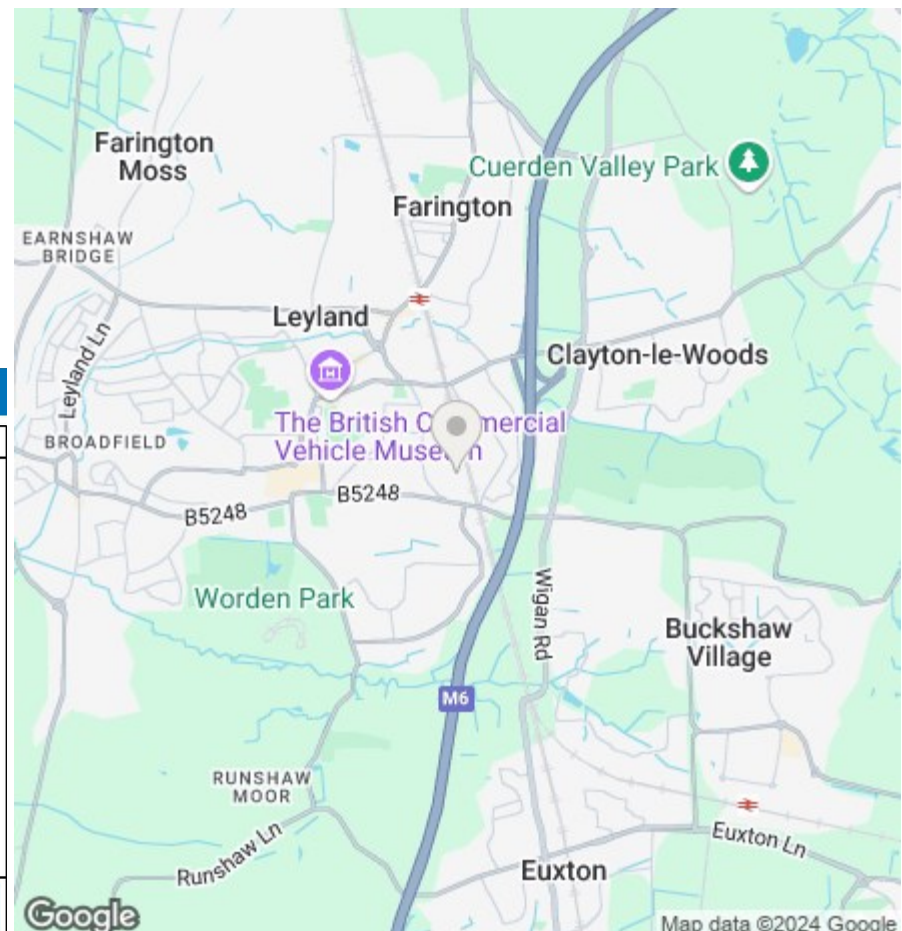


TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	