



Mead Avenue, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property in Leyland. This delightful home is ideally situated near Leyland town centre, providing easy access to superb local schools, shops, and amenities. The property benefits from excellent travel links, including local bus routes and the nearby M6 and M61 motorways, making it an ideal location for commuters and families alike.

Upon entering the home, you are welcomed by a spacious entrance hall that leads into the main lounge. This inviting front lounge features a traditional-style fireplace and a beautiful bay-fronted window, allowing ample natural light to fill the space. Continuing through the lounge, you will find the kitchen/diner, which is equipped with units ready for freestanding appliances and offers plenty of room for a large dining table, perfect for family meals or entertaining guests. Additionally, the kitchen provides access to under-stair storage and direct entry to the garden, enhancing the home's practical layout.

Moving upstairs, the first floor houses three well-proportioned bedrooms. The master bedroom and the second bedroom both retain their original fireplaces, adding a touch of character and charm. The family bathroom, also located on this floor, is a three-piece suite complete with an overhead shower, catering to all your family's needs.

Externally, the property features a driveway at the front with space for up to two cars, ensuring convenient off-road parking. The rear of the home boasts a generously sized, L-shaped garden that offers excellent privacy. The garden is primarily laid to lawn, complemented by a patio area, perfect for outdoor dining or relaxing in the sun. Additionally, there is an outdoor storage shed, providing practical storage solutions.

This home offers a wonderful blend of traditional features and modern convenience, making it a perfect choice for families or professionals looking to settle in the Leyland area.











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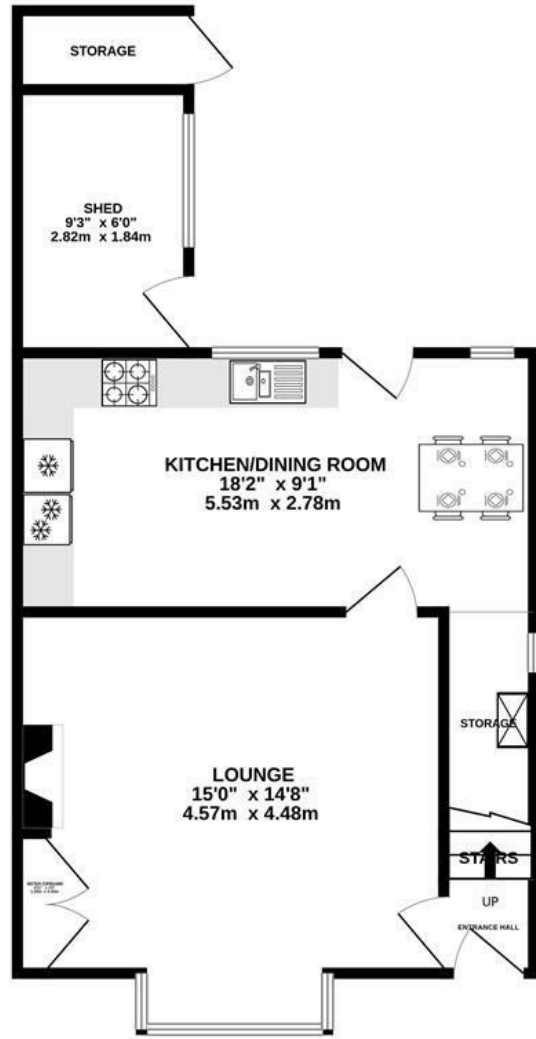


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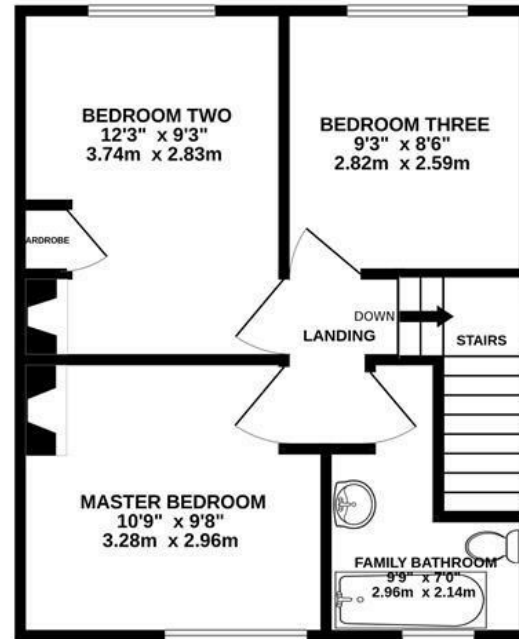


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GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



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

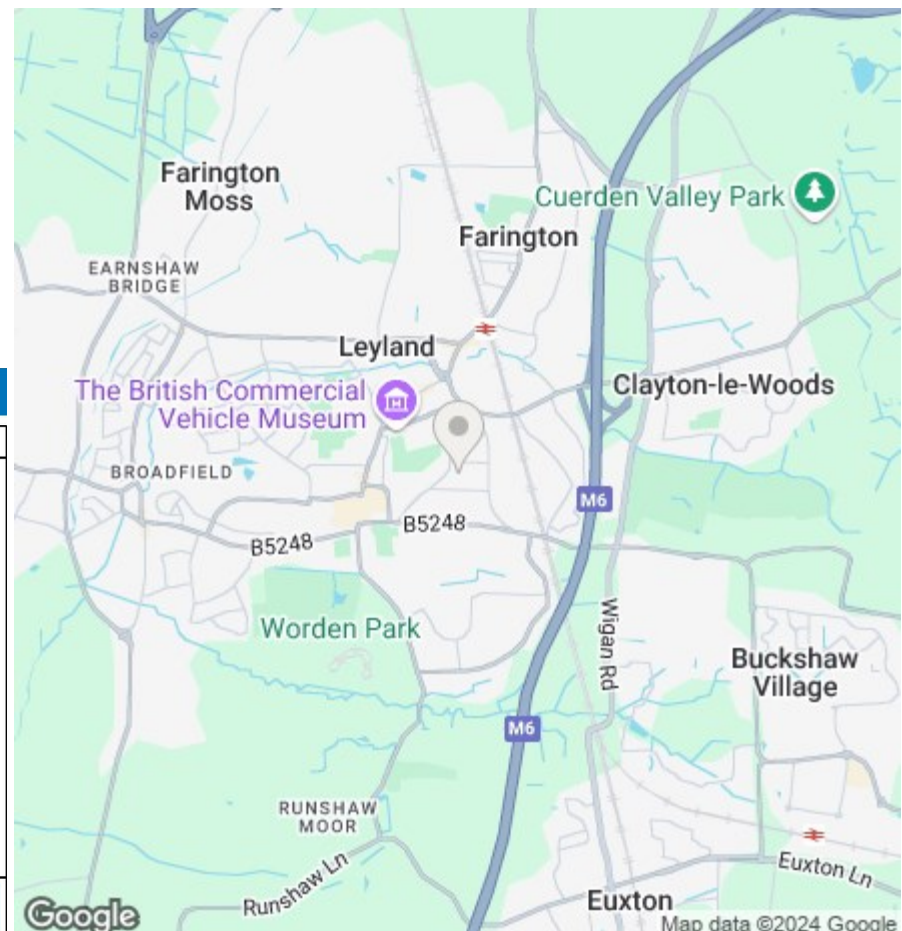


TOTAL FLOOR AREA : 858 sq.ft. (79.8 sq.m.) approx.

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		
	60	83
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	