



Heys Hunt Avenue, Leyland

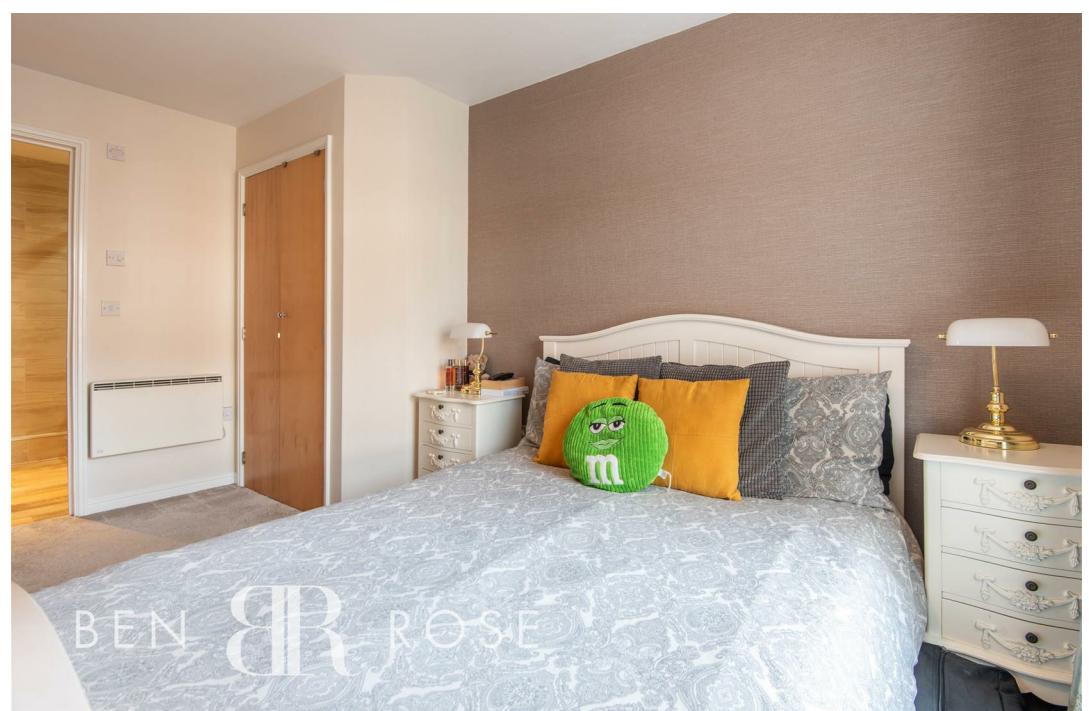
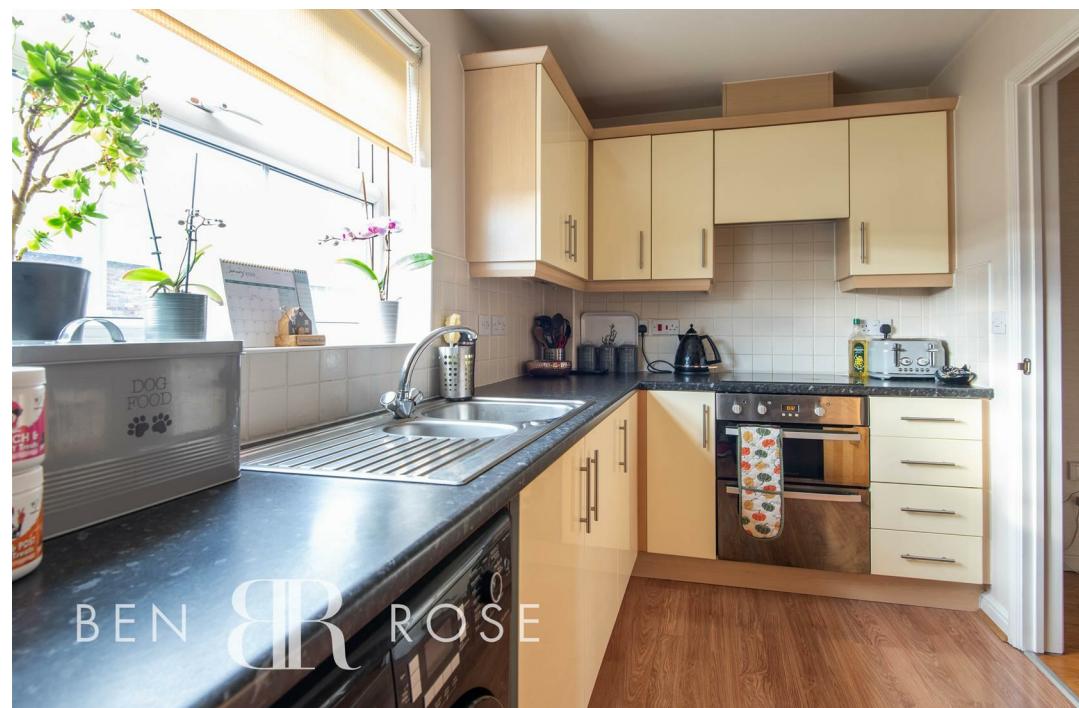
Offers Over £110,000

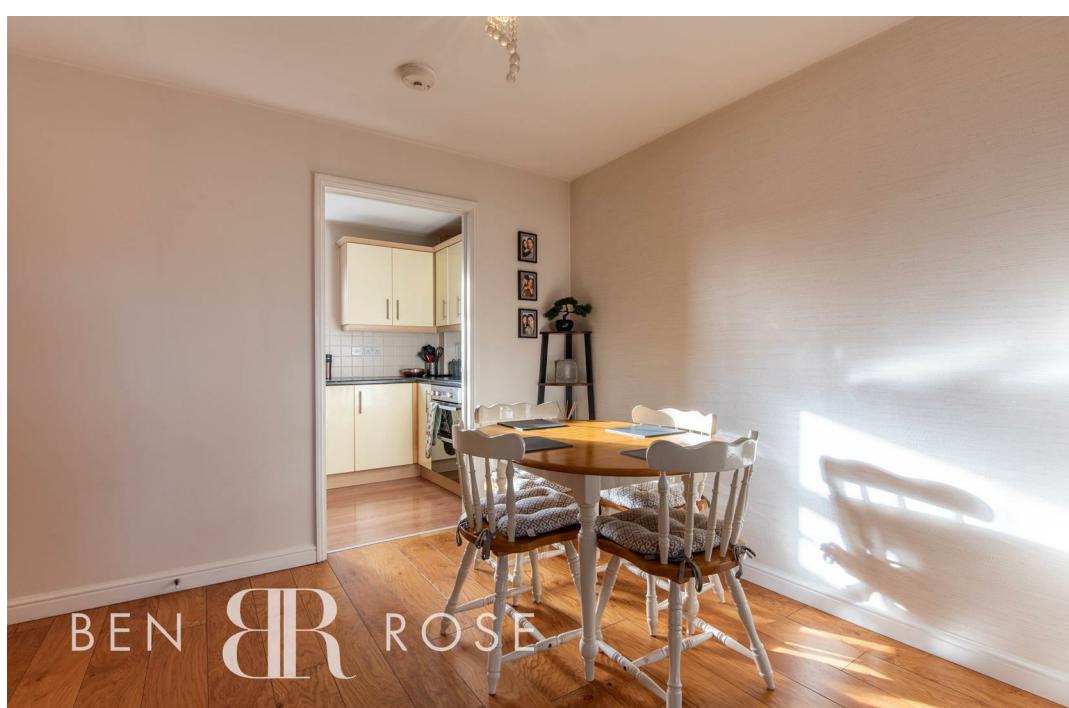
Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, first-floor apartment in the heart of Leyland. Ideally positioned within walking distance of Leyland town centre, this home offers a perfect blend of convenience and comfort. The property is surrounded by a wealth of local amenities, including shops, cafes, and supermarkets, while excellent travel links such as nearby bus routes, Leyland train station, and easy access to the M6 motorway make commuting a breeze.

Upon entering the apartment, you are welcomed into a hallway that seamlessly connects all the rooms. To the right, you'll find the second bedroom, which offers versatility as a guest room or home office and benefits from a charming Juliet balcony. Opposite the entrance, the generously sized master bedroom boasts a built-in wardrobe and a stylish three-piece en-suite. Further along the hall, a modern three-piece family bathroom provides additional convenience, alongside two storage cupboards for extra space. At the end of the hallway, you'll step into the dining room, which leads directly into the bright and airy lounge, complete with a large bay window that floods the space with natural light. The adjoining kitchen, accessible from the dining area, features a large window, an integrated induction hob and oven, and ample space for freestanding appliances.

Externally, the property offers a designated parking space for residents, easily accessible via the road to the front of the building. To the rear, the main entrance to the apartment block is complemented by a well-maintained communal lawn area, providing a pleasant outdoor space to enjoy.

This well-presented apartment is an excellent opportunity for first-time buyers, professionals, or investors alike, offering a fantastic location and modern living in the heart of Leyland.

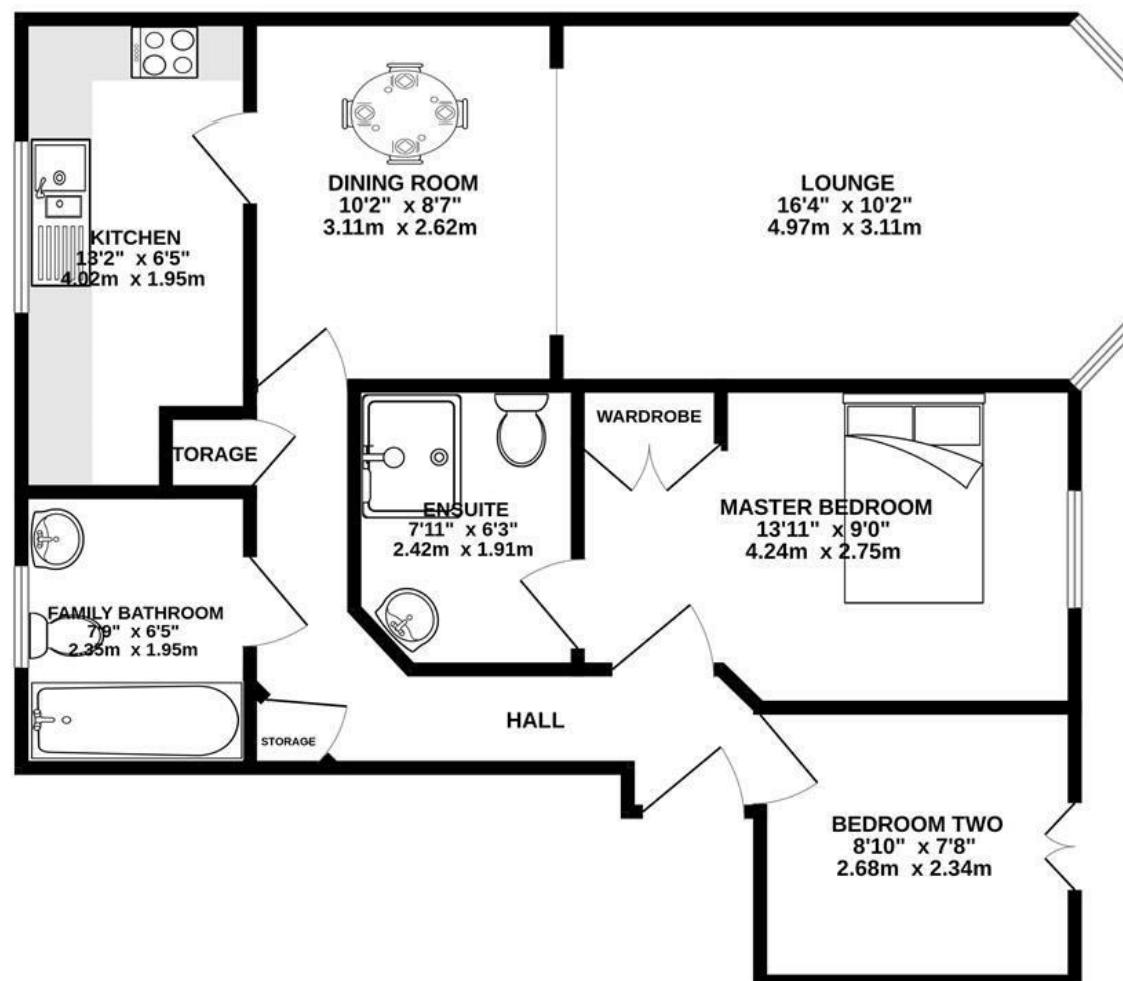






BEN ROSE

FIRST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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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		
(81-91)	B	82	85
(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 (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		

