



20 Hargreaves Avenue, Leyland, PR25 3FS

£199,950

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Situated in the tranquil cul-de-sac of Hargreaves Avenue, Leyland, this semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-sized South facing garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking and a garage ensure that you will never have to worry about finding a space for your vehicle, adding to the convenience of this lovely home.

With great access links to local amenities and transport routes, in the catchment area of good local schools including Balshaws and Runshaw College, this location is ideal for those who commute or wish to explore the surrounding areas. The potential to modernise the property allows you to put your personal touch on your new home, creating a space that truly reflects your style and needs.

This semi-detached house on Hargreaves Avenue is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home offers a wonderful blend of comfort, convenience, and potential. Do not miss the chance to make this delightful house your own. Freehold, Council Tax Band C, EPC Rating C.

Please note measurements for this property are located within the floorplan.





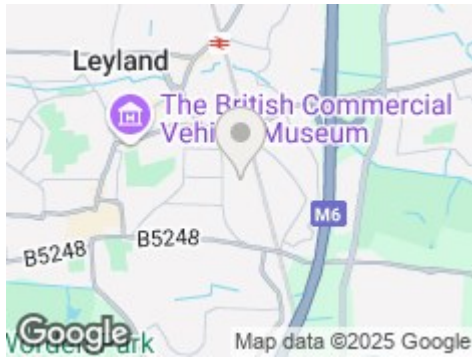




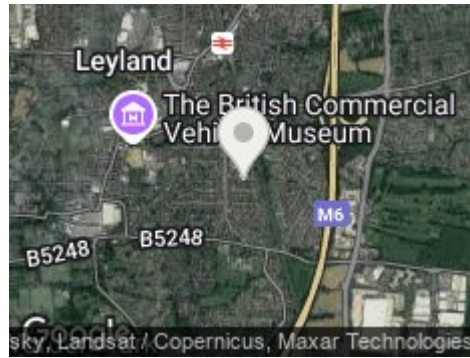




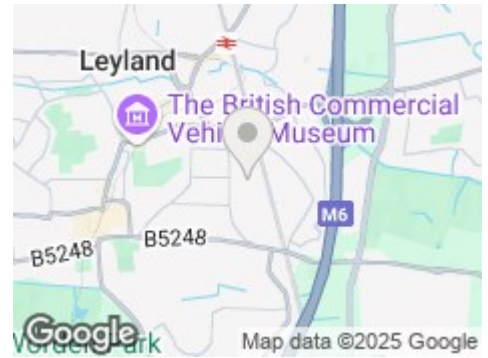
Road Map



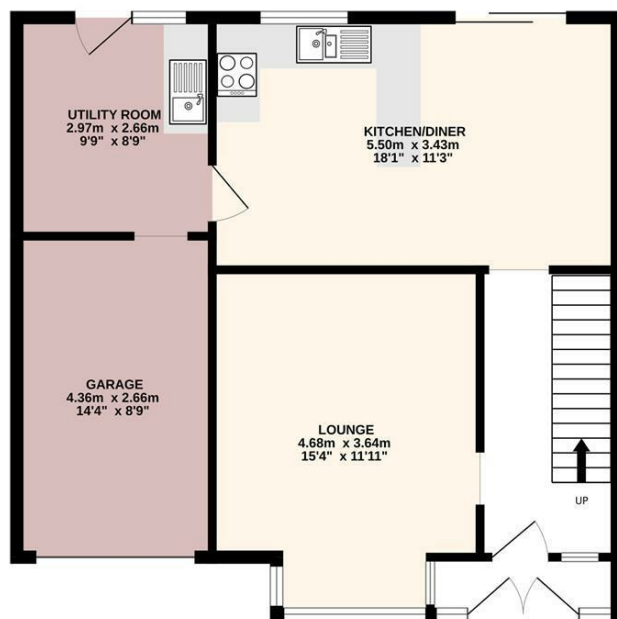
Hybrid Map



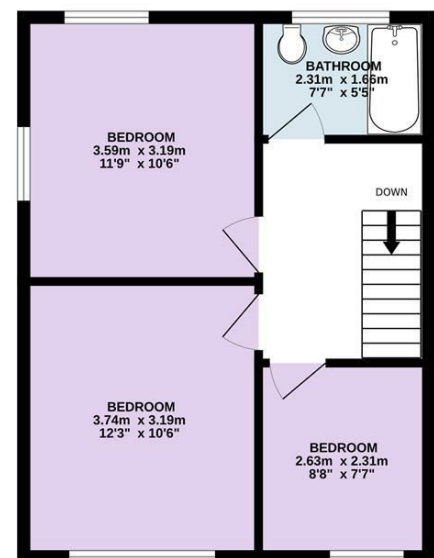
Terrain Map



GROUND FLOOR
63.4 sq.m. (683 sq.ft.) approx.



1ST FLOOR
40.4 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 103.8 sq.m. (1117 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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