



Sandringham Avenue, Leyland

PR25 4YH

Guide Price  £140,000



For Sale at auction with no upward chain this spectacular Spacious three bedroom Freehold Semi Detached property in a popular residential location of Leyland. This property is within easy reach of town centre amenities, excellent schools and primary transport routes . The driveway can accommodate three vehicles and leads past the garden packed with a diverse range of plants from hibiscus and lilac, to Japanese anemones make this a very welcoming homecoming. Step into the welcoming hallway and from there to the living room with gas fire in travertine hearth.

To the rear the family room has plenty of space for dining and comfortable furniture and the kitchen comprises a range of wall and base units with refrigerator and freezer and space, power and plumbing for appliances.



Patio doors lead out to the west facing low maintenance garden with raised terrace and access to the large storeroom or workshop with power and light.

Back inside, stairs lead to the first floor landing with ladder access to the part boarded loft with light. There are two good sized double bedrooms and a comfortable single. The bathroom comprises mixer shower in walk in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. For further information including viewing times and legal packs please visit our website or contact the office on 01257 451673.

- For sale through modern auction
- Extended semi detached property
- Family room
- Low maintenance gardens
- No upward chain
- Detached garage/workshop

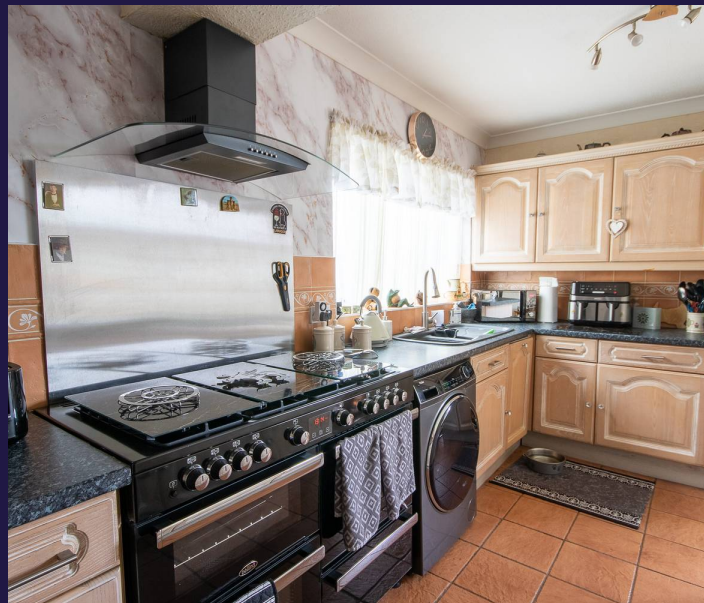


## HOME TRUTHS

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Coppull Branch  
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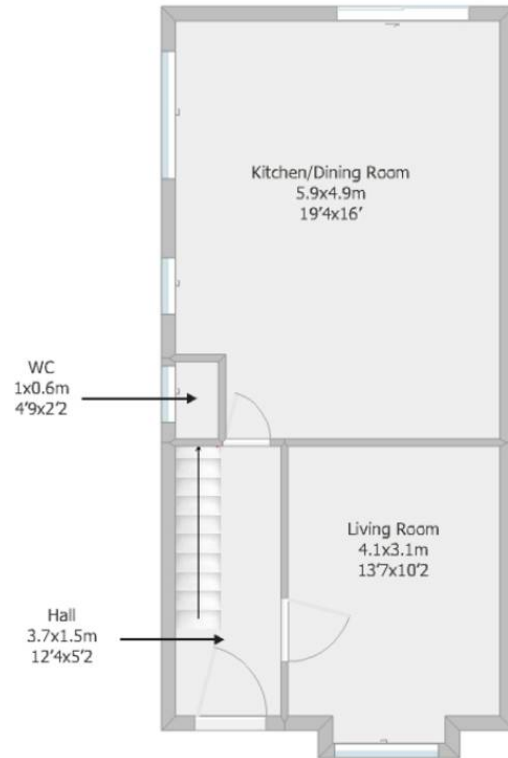


Garage  
7.2x2.7m  
23'6x8'9"

48 Sandringham Ave

Ground Floor  
68.9 sq m (approx)  
741.6 sq ft (approx)

First Floor  
33.4 sq m (approx)  
359.5 sq ft (approx)



Kitchen/Dining Room  
5.9x4.9m  
19'4x16'

WC  
1x0.6m  
4'9x2'2"

Living Room  
4.1x3.1m  
13'7x10'2"

Hall  
3.7x1.5m  
12'4x5'2"



Bedroom  
2x2m  
6'6x6'6"

Bedroom  
2.8x2.8m  
9'3x9'3"

Landing  
2.1x2m  
6'9x6'8"

Bathroom  
2.1x1.5m  
7'x4'9"

Bedroom  
4.3x3.1m  
14'3x10'2"