

32 Hargreaves Avenue, Leyland

Leyland

Offers Over **£190,000**



32 Hargreaves Avenue

Leyland

Spacious three-bedroom semi-detached home on a fabulous corner plot with generous gardens, solar panels, ample parking and a large attached garage. An exciting renovation opportunity with huge potential!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious three-bedroom semi-detached home
- Fabulous corner plot with generous gardens
- Three excellent-sized bedrooms
- Large attached garage offering exciting potential
- Solar Panels
- Ample driveway parking for multiple vehicles
- Fantastic renovation and remodelling opportunity
- Buyer information pack available

Porch
Tiled floor.

Hallway
Understairs storage.

Living Room
Window to front.

Kitchen
Range of eye and low level units incorporating stainless steel sink, space for free standing oven, tiled floor in kitchen area and carpet in dining area. Window to rear, door to attached garage.









Bedroom 1
Built in wardrobe, window to side and rear.

Bedroom 2
Fitted warbrobes, window to front.

Bedroom 3
Built in wardrobe, window to front.

Bathroom
Three piece suite comprising walk in shower cubicle, pedestal wash hand basin and low level Wc. Window to rear, tiled floor, fully tiled walls.

Garage

Sunroom

Downstairs WC
Accessed off the garage, low level WC, tiled floor and fully tiled walls.

GARDEN

Corner plot with large patio area, greenhouse and lawn.

OFF STREET

2 Parking Spaces

Driveway Parking

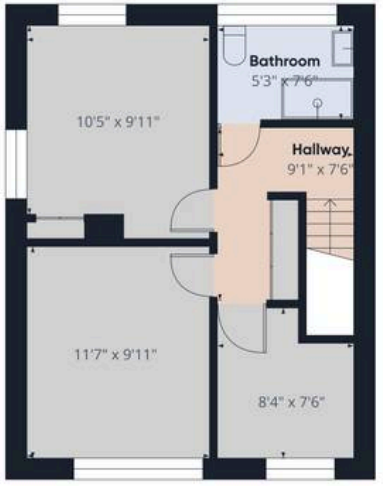








Floor 0



Floor 1



Approximate total area(1)

1098 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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