



Sandringham Avenue, Leyland

£200,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, nestled on a quiet crescent in a highly sought-after area of Leyland, Lancashire. Perfect for families, the home is offered with no onward chain and is ideally positioned close to Leyland town centre, providing easy access to excellent local schools, shops, and a wide range of amenities. The property also benefits from superb public transport links to nearby towns and cities, along with convenient access to the M6 and M61 motorways, making it an ideal choice for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the open-plan lounge/diner, spanning the full length of the home. The lounge area features a central fireplace and a large window overlooking the front aspect, allowing for plenty of natural light. The dining area offers ample space for a large family dining table and benefits from double patio doors opening onto the rear garden.

Continuing through, you will enter the spacious kitchen, which offers ample storage along with an integrated oven and hob, and provides convenient access to under-stairs storage. A single door from the kitchen leads into the attached garage.

Moving upstairs, you will find three well-proportioned bedrooms, with bedroom two benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, serves this level.

Externally, the home boasts a private driveway to the front, providing off-road parking and access to the garage via a newly installed up-and-over door. To the rear is a generously sized south-west facing garden, featuring a large lawn and flagged patio, surrounded by mature trees and shrubbery which offer excellent privacy. The garden enjoys sunlight throughout the day, making it an ideal space for relaxing or entertaining.

The home also benefits from a modern electrical consumer unit, combi boiler, and a fully insulated loft, enhancing both efficiency and practicality.

Early viewing is highly recommended to avoid potential disappointment.







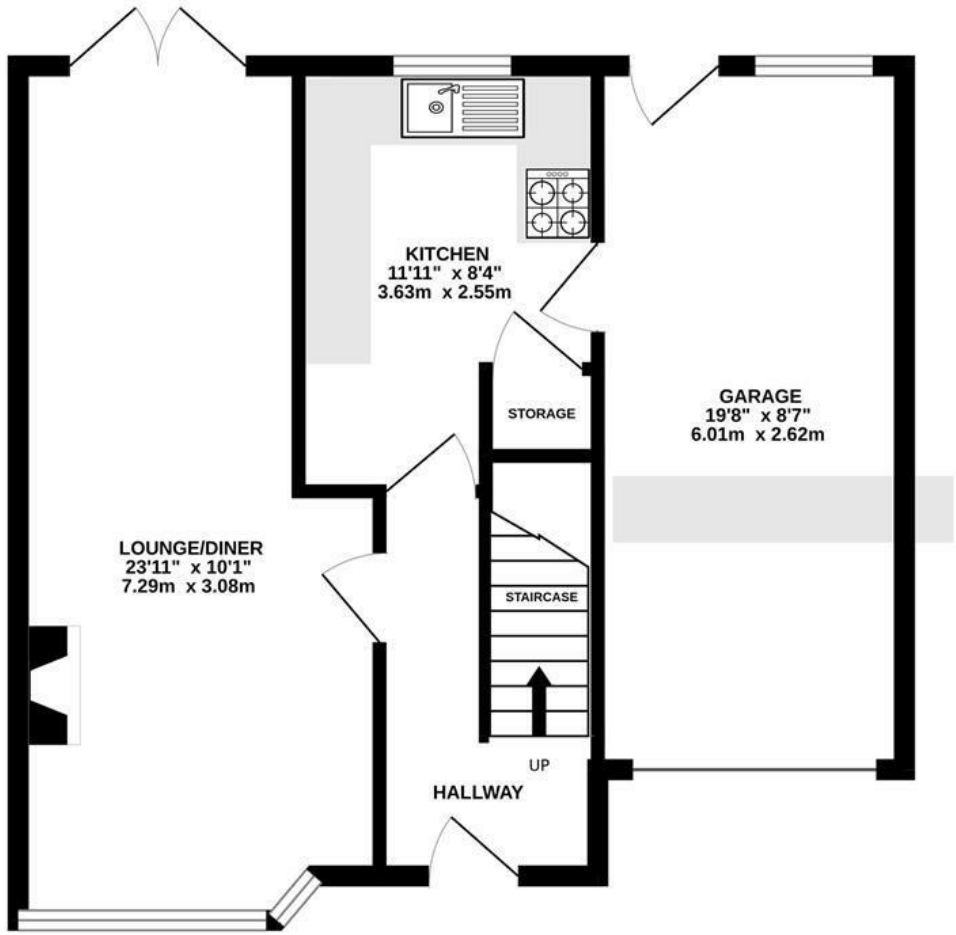




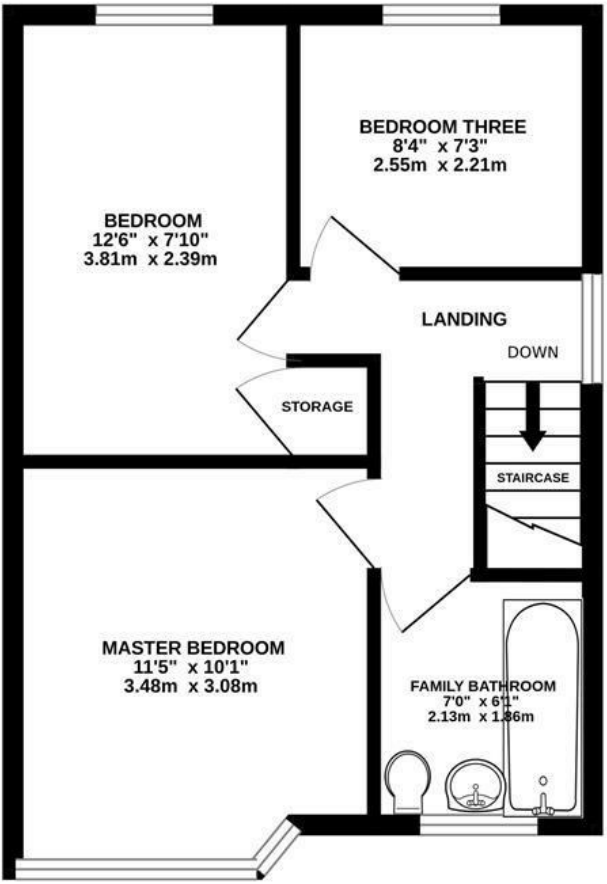


BEN ROSE

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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

