



## Heys Hunt Avenue, Leyland

**Offers Over £100,000**

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two-bedroom, first-floor apartment, ideally located in the heart of Leyland. Perfectly situated within walking distance of Leyland town centre, the property offers the ideal combination of comfort, convenience, and modern living. Residents will enjoy easy access to a wide array of local amenities, including shops, cafes, and supermarkets, while excellent travel links—such as nearby bus routes, Leyland train station, and quick access to the M6 motorway—make commuting simple and efficient.

As you step inside, you're greeted by a welcoming hallway that effortlessly connects each room in the home. Immediately to the right is the second bedroom—a spacious double that can serve as a guest room, home office, or study. This room is further enhanced by a charming Juliet balcony, allowing for plenty of natural light and fresh air. Directly opposite the entrance is the large master bedroom, featuring a built-in wardrobe and a contemporary three-piece en-suite shower room.

Continuing along the hall, you'll find a modern family bathroom, complete with a three-piece suite. Two built-in storage cupboards offer practical space for essentials. At the end of the hallway, the property opens up into a stylish dining room, which flows seamlessly into the bright and airy lounge. This inviting living space is bathed in natural light thanks to a beautiful bay window, creating a perfect setting for relaxation or entertaining. Just off the dining area is the fitted kitchen, well-equipped with a large window, an integrated induction hob and oven, and ample room for freestanding appliances.

Externally, the apartment benefits from a designated resident's parking space, conveniently located via the road at the front of the building. To the rear, the main entrance of the apartment block is complemented by a neatly maintained communal lawn area—ideal for enjoying the outdoors in a quiet setting.

This charming apartment represents an excellent opportunity for first-time buyers, professionals, or investors seeking a modern home in a prime Leyland location. With its superb layout, quality finish, and unbeatable access to amenities and transport, this property is not to be missed.







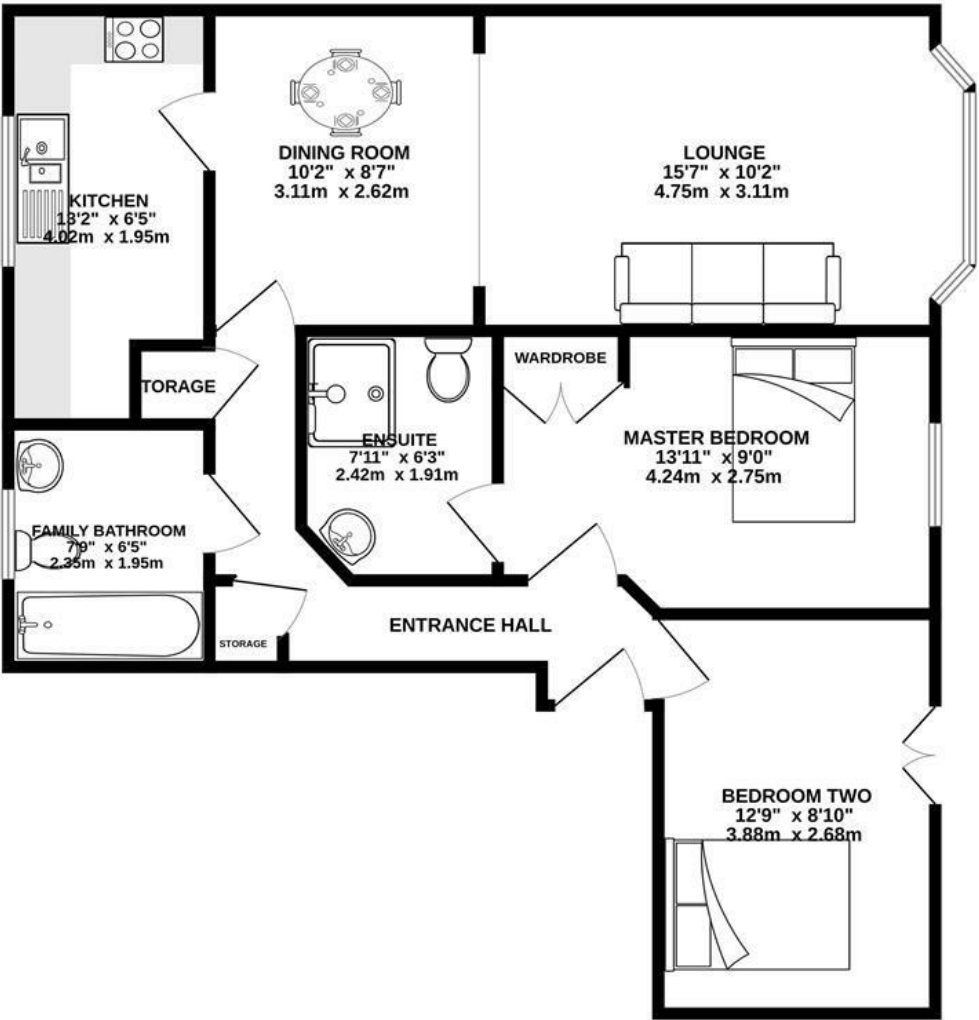






# BEN ROSE

FIRST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 73                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

