



Haig Avenue, Leyland, Lancashire

Asking Price: £160,000









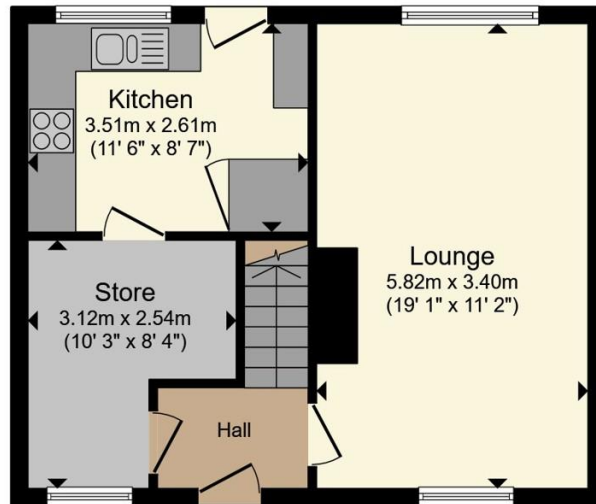
Situated in a popular residential area of Leyland, this spacious three-bedroom terraced home presents an excellent opportunity for first-time buyers, families and investors alike. Offering well-proportioned accommodation throughout, the property combines practical living space with a generous rear garden.

The accommodation begins with an entrance hallway leading through to an impressive lounge, providing ample room for both relaxing and entertaining. To the rear of the property, the fitted kitchen enjoys views over the garden and offers a practical layout for everyday living. A substantial store room adds valuable additional space and could be utilised for storage, hobbies or a variety of other uses. To the first floor, there are three bedrooms comprising two well-sized doubles and a versatile third bedroom, ideal as a child's room, home office or nursery. The family bathroom is complemented by a separate WC, a particularly useful feature for busy households.

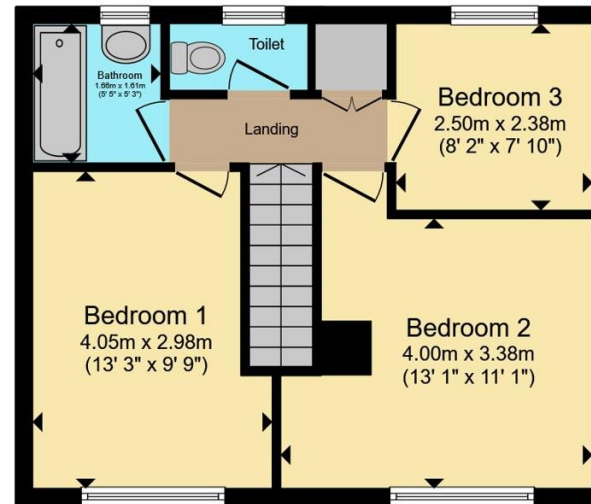
Externally, the property benefits from an enclosed rear garden, providing a private outdoor space perfect for enjoying the warmer months, entertaining guests or family activities. Conveniently located close to local schools, amenities, transport links and Leyland town centre, this is a fantastic opportunity to acquire a well-proportioned home in a sought-after location. Early viewing is highly recommended.

Please note that an AML fee is chargeable once an offer is accepted to cover the





Ground Floor



First Floor

Total floor area 81.6 m² (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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