

Haig Avenue, Leyland, Lancashire

Offers Over: £150,000

Entwistle Green













Attention first time buyers! An exciting opportunity to purchase this impressive traditional garden fronted end of terrace property that is presented to a very high standard throughout and is located very close to Leyland town centre. Hallway leads to a lovely lounge, modern kitchen diner with integrated appliances leads to a utility room. To the first floor are two generous size bedrooms and a modern shower room that includes a double walk-in shower. To the outside the property benefits from a driveway providing off road parking and a generous size enclosed yard that benefits from double gated access to the rear and single gated access to the side. A viewing is essential to appreciate all that this fabulous home has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**

Total floor area 69.3 m² (745 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

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Council Tax Band: **A**

Tenure: **Leasehold**

Years Left on Lease: **908**

Ground Rent: **Peppercorn Rent**

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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