

Sandringham Avenue, Leyland

PR25 4YH

 £200,000



Spacious three bedroom semi detached property in a popular residential location within easy reach of town centre amenities, excellent schools and primary transport routes. Available with no upward chain. The driveway can accommodate two vehicles and leads past mature planting to the main entrance. Step into the hallway and from there to the good sized lounge with gas fire. To the rear, the kitchen comprises a range of wall and base units with gas hob, electric oven and grill, dishwasher and space, power and plumbing for appliances. The dining area flows through to the sun room which has patio doors opening to the garden and completing the ground floor is the cloakroom with wc. Step outside into the low maintenance garden with large, insulated shed which, having power and light, would make an excellent home office or summerhouse. Back inside, stairs lead to the first floor landing which gives access to all rooms. Bedroom one is a large double to the front with bedroom two to the rear and bedroom three a comfortable single currently used as a home office. The bathroom comprises mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. With 850 square feet of accommodation this is an excellent family home.

Spacious three bedroom semi detached property in a popular residential location within easy reach of town centre amenities, excellent schools and primary transport routes. Available with no upward chain.

Council Tax band: B

Tenure: Freehold

- Spacious semi detached property
- Three bedrooms
- Low maintenance garden
- Sun room
- Popular residential area
- No upward chain



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

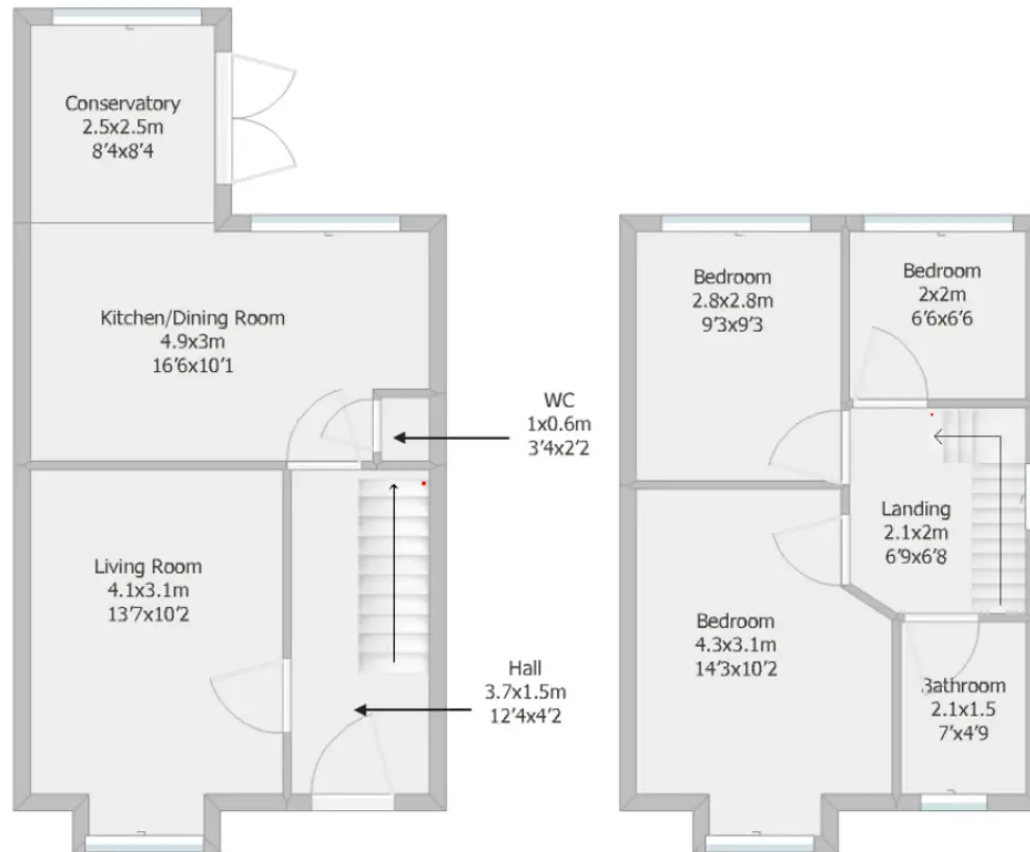
www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



46 Sandringham Ave

Ground Floor
45.7 sq m (approx)
491.9 sq ft (approx)

First Floor
33.4 sq m (approx)
359.5 sq ft (approx)



Drawing not to scale and is for illustrative purposes only.
Plan produced by RoomSketcher.