



Sandringham Avenue, Leyland

PR25 4YH



£215,000





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 three vehicles and leads past the garden packed with a diverse range of plants from hibiscus and lilac, to Japanese anemones make this a very welcoming homecoming. Step into the welcoming hallway and from there to the living room with gas fire in travertine hearth. To the rear the family room has plenty of space for dining and comfortable furniture and the kitchen comprises a range of wall and base units with refrigerator and freezer and space, power and plumbing for appliances. Patio doors lead out to the west facing low maintenance garden with raised terrace and access to the large storeroom or workshop with power and light. Back inside, stairs lead to the first floor landing with ladder access to the part boarded loft with light. There are two good sized double bedrooms and a comfortable single. The bathroom comprises mixer shower in walk in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. With over 1,000 square feet of accommodation this is an excellent family home.



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Council Tax band: B

Tenure: Freehold

- Extended semi detached property
- Three bedrooms
- Family room
- Low maintenance gardens
- Deatched garage/workshop
- No upward chain



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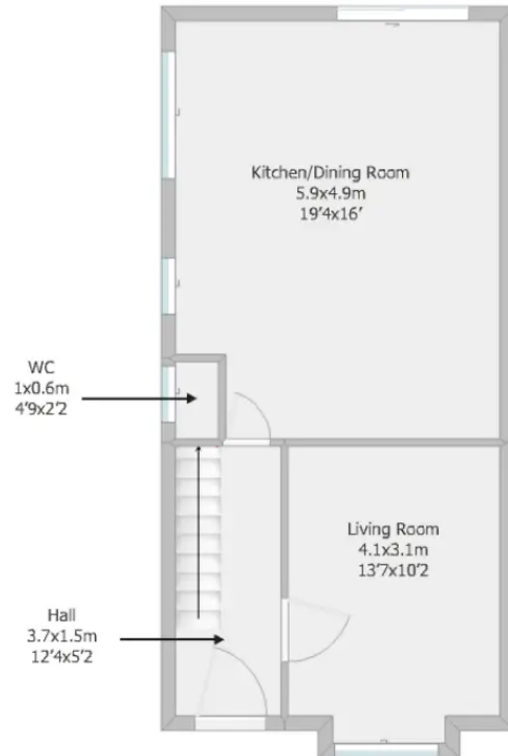


Garage  
7.2x2.7m  
23'6x8'9

### 48 Sandringham Ave

Ground Floor  
68.9 sq m (approx)  
741.6 sq ft (approx)

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



Kitchen/Dining Room  
5.9x4.9m  
19'4x16'

WC  
1x0.6m  
4'9x2'2

Living Room  
4.1x3.1m  
13'7x10'2

Hall  
3.7x1.5m  
12'4x5'2



Bedroom  
2x2m  
6'6x6'6

Bedroom  
2.8x2.8m  
9'3x9'3

Landing  
2.1x2m  
6'9x6'8

Bathroom  
2.1x1.5m  
7'x4'9

Bedroom  
4.3x3.1m  
14'3x10'2

Floor plan not to scale and is for illustrative purposes only. Plan drawn by RoomSketch.