



**5 Earnshaw Drive, Leyland, PR25 1QS**

**£795**

This is a rare chance to rent a house that is in fantastic condition. For anyone wanting to move into a house that is immaculate inside this is the one.

The property has a modern kitchen and bathroom. It presents very well inside and will make a great home for the new tenant. The house features a very social layout with a large lounge to the front leading through to an open plan space at the back with enough room for a dining and seating area. Upstairs there are 2 double bedrooms and spacious 4-piece bathroom. The road is quiet but still a short distance away from shops and excellent transport links.

# Floor Plan

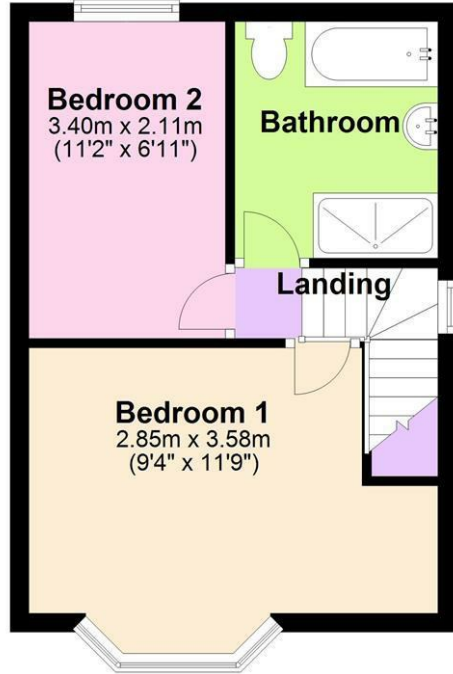
## Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



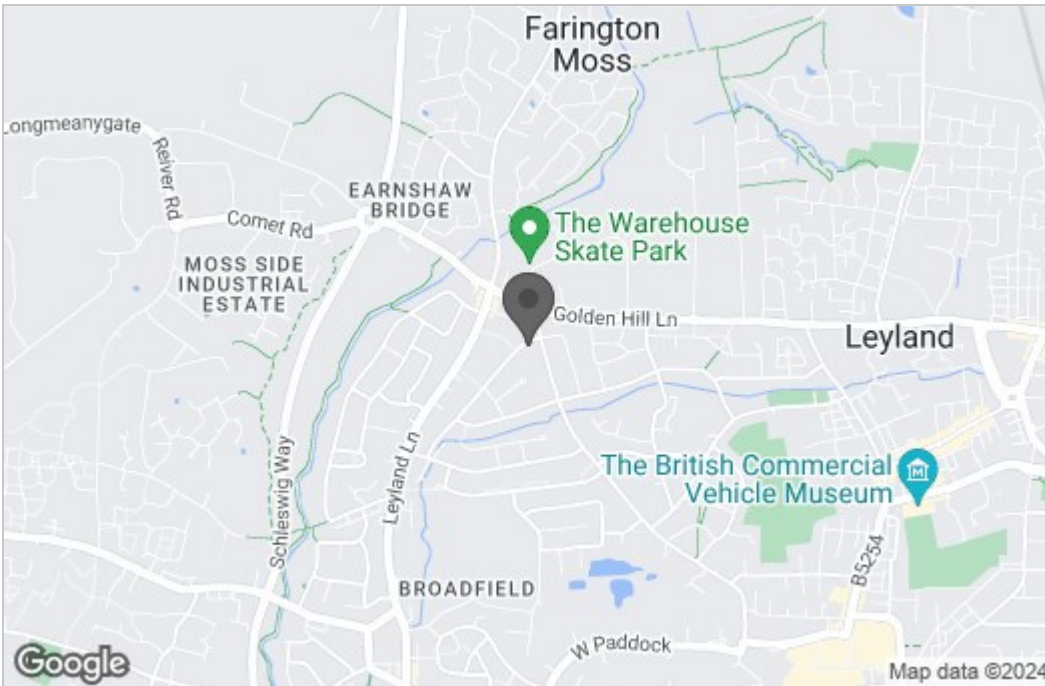
## First Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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