



Princess Street, Leyland

Offers Over £175,000

Ben Rose Estate Agents are delighted to present to the rental market this spacious three-bedroom semi-detached home. The property is within a popular residential area of Leyland and its great local amenities. This well presented home is well placed for Preston/ Chorley Town Centre's and is placed within easy access to major North West motorways links (M6 & M61) and great railway and bus links.

Internally, the property briefly comprises of a welcoming hall, bright and airy lounge with a feature fireplace and large front-facing window letting in ample light, through to a large dining area with enough space for a large family dining table. This then moves through to the kitchen area with modern wall and base units, complimentary worktops, integral oven, hob and space for other freestanding appliances as well as external access to the rear. The all-white three piece shower room is also found on this floor. To the first floor there are three good sized bedrooms with the master benefiting from fitted wardrobes and bedroom two featuring integral storage.

Externally, to the front there is a driveway for off road parking for several cars whilst to the rear is a secluded garden area with a pebbled lawn and patio for outdoor furniture.

The room dimensions of all our properties can be found on the floor plan.















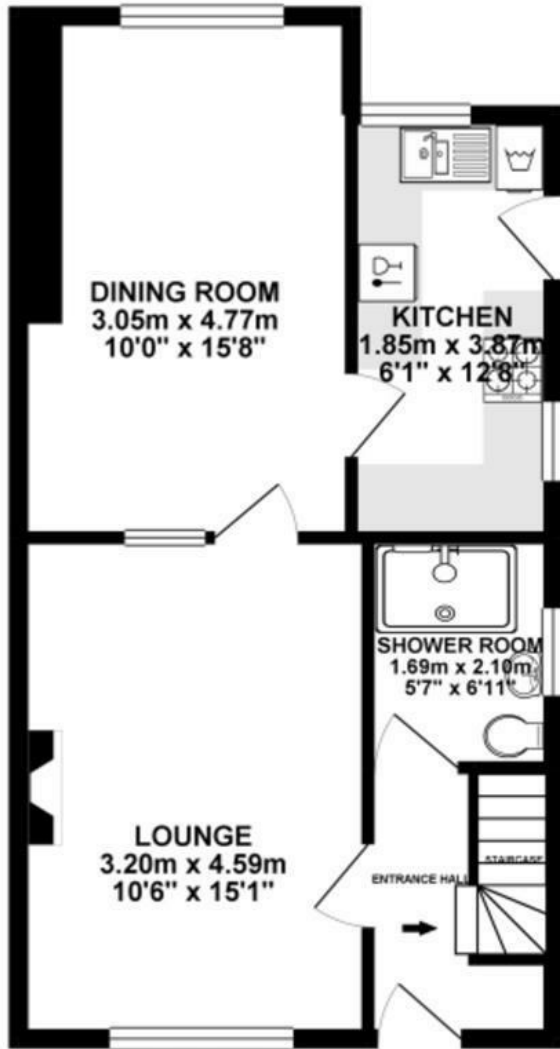




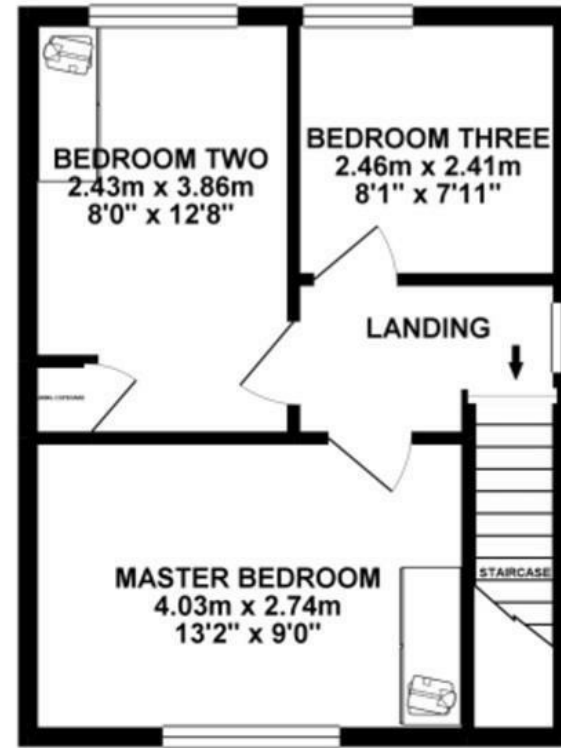


BEN ROSE

GROUND FLOOR 44.11 sq. m.
(474.83 sq. ft.)



1ST FLOOR 32.28 sq. m.
(347.43 sq. ft.)



TOTAL FLOOR AREA : 76.39 sq. m. (822.27 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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