



## 20 Dunkirk Lane

, Leyland, PR25 1TU

**£750 Per Month**



A end terrace house which is well situated for local amenities. The ground floor accommodation offers an entrance vestibule, good size lounge and a modern fitted dining kitchen. On the first floor are two bedrooms and a three piece bathroom suite in white. The property has a garden to the rear. Council tax band A. EPC rating E.

Please note a holding deposit equivalent to one weeks rent is payable to secure the property (this is fully refundable subject to successful referencing).



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, Leyland, PR25 1TU

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## Ground Floor

### Vestibule

UPVC double glazed window. Door into the lounge.

### Lounge

15'0" x 12'2" (4.585 x 3.722)

UPVC double glazed window to the front. Radiator. Door into the kitchen/diner.

### Kitchen/Diner

12'0" x 11'4" (3.673 x 3.479)

Fitted with a range of modern wall and base units and contrasting work surfaces. Electric oven. Stainless steel sink with drainer. Tiled to splash back areas. UPVC double glazed window to the side and rear. Radiator. Space for fridge/freezer and washing machine. Wall mounted combination boiler. Door to the rear. Stairs leading to the first floor.

## First Floor

### Landing

Access into the two bedrooms and bathroom. Loft access.

### Bedroom One

15'1" x 12'2" (4.599 x 3.727)

UPVC double glazed window to the front. Radiator.

### Bedroom Two

11'4" x 9'3" (3.473 x 2.820)

UPVC double glazed window to the rear. Radiator.

### Bathroom

5'5" x 5'11" (1.662 x 1.816)

Fitted with a bath with overhead shower and screen, hand wash basin and WC. Radiator. UPVC double glazed window to the rear.

## External

To the rear is a garden which is laid to lawn.

### PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



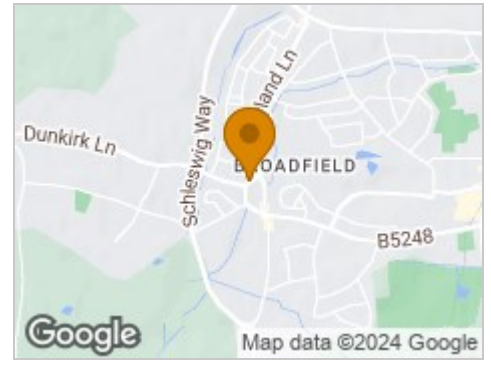
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

