



180-182 Leyland Road

, Preston, PR1 9QA

£675 Per Month



Situated on Leyland Road in Preston, this charming first floor apartment offers a delightful living experience above a shop, making it an ideal choice for those seeking convenience and comfort. The property features a shared entrance hallway and stairs, leading you to a well-appointed flat that boasts a lounge, kitchen, and two bedrooms.

The layout is thoughtfully designed, providing a seamless flow between the living areas, perfect for both relaxation and entertaining. The shower room is contemporary and functional, catering to your daily needs with ease.

Situated close to local amenities, this apartment ensures that you are never far from essential services, shops, and eateries. Additionally, excellent transport links are readily available, making commuting and exploring the surrounding areas a breeze.

This property is available to rent immediately, presenting a fantastic opportunity for individuals or couples looking to settle in a vibrant community. With its appealing features and prime location, this apartment is not to be missed.



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Communal Entrance

Entrance Hall

Access into the lounge, bathroom and bedroom two.

Lounge

17'8" x 11'10" (5.399 x 3.632)

Two upvc double glazed windows. Radiator. Access into the kitchen / diner and bedroom one.

Kitchen

13'4" x 10'0" (4.073 x 3.053)

Fitted with a range of wall and base units. UPVC double glazed window. Stainless steel sink unit and drainer. Radiator. Tiled to splash back areas. Wall mounted combination boiler. Space for washing machine.

Bedroom One

12'6" x 12'0" (3.824 x 3.671)

Upvc double glazed window. Radiator. Fitted wardrobes.

Bedroom Two

9'5" x 8'1" (2.880 x 2.470)

Upvc double glazed window. Radiator.

Bathroom

8'0" x 6'7" (2.450 x 2.018)

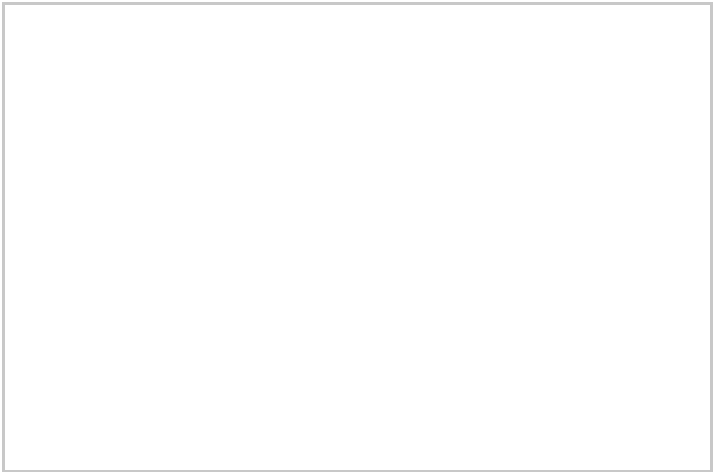
Fitted with a three piece suite comprising bath with overhead shower, pedestal hand wash basin and WC. Radiator. Tiled walls. Upvc double glazed window.

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.

Agents Notes

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



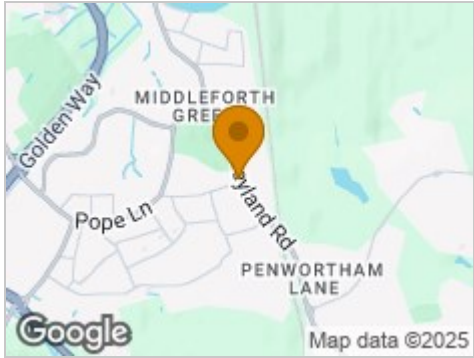
Road Map



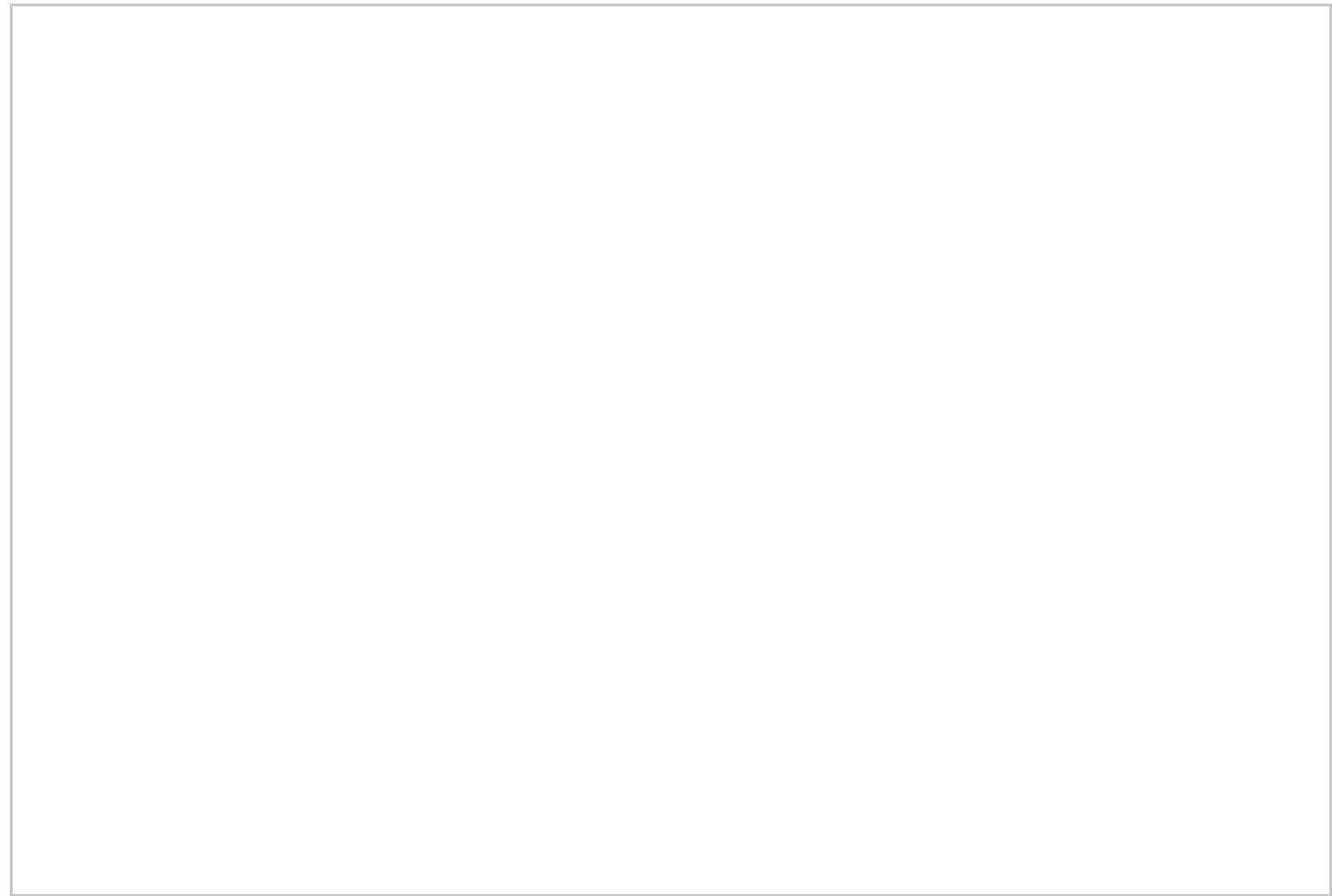
Hybrid Map



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

