



24 The Orchards, Leyland, PR26 7SZ

£800 Per Calendar Month

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Beautifully presented mid terrace property in a very popular location of Leyland, close to local amenities and motorway networks. Briefly comprising of hallway with storage, WC, modern fitted kitchen with gas hob and electric oven, spacious lounge with patio doors leading onto the rear garden. To the first floor are two double bedrooms and a modern family bathroom with shower over bath. Externally there is a small low maintenance front garden and to the rear is a paved patio area with rear gate leading to the private parking bay to the rear of the property.

Early viewings are highly recommended. Please note that there is a holding deposit payable to secure the property and this is fully refundable subject to successful references being carried out.

\*Measurements for the property are located within the floorplan\*.

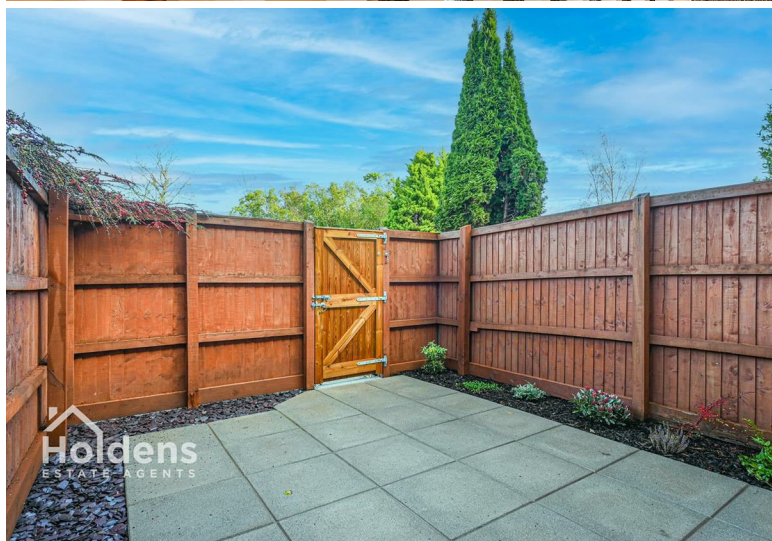












## Road Map



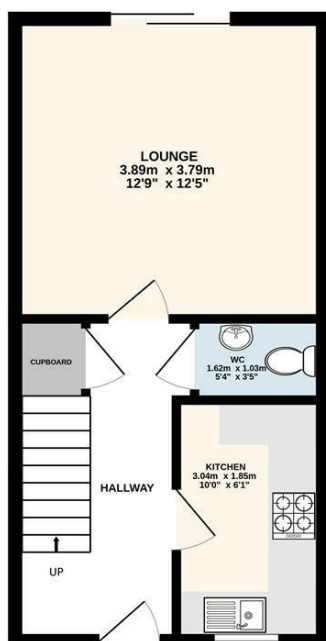
## Hybrid Map



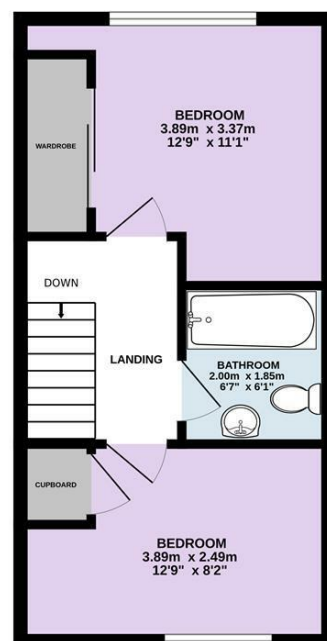
## Terrain Map



GROUND FLOOR  
30.5 sq.m. (329 sq.ft.) approx.



1ST FLOOR  
30.5 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA: 61.0 sq.m. (657 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

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

### **Misdescriptions Act**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.