

HOME  TRUTHS



2 Hampden Road, Leyland

PR25 3SR



£775 pcm



Three bedroom end terrace situated close to Leyland town centre local amenities and network links. This spacious and well-presented property is ready to move in to and available immediately.

From the entrance hall, step into the large reception room with plenty of space and large picture window to the front. To the rear is the second reception room with understairs cupboard and kitchen consisting of a range of wall and base units, freestanding electric oven and space and plumbing for other appliances. The kitchen also houses the Ideal combi boiler which was fitted last year. The garden is mainly laid to lawn with mature shrubs and small handmade pond. It is enclosed by fencing with an access gate to the side for bin access.

To the first floor are two great sized double bedrooms and a comfortable single, all carpeted and neutrally decorated. The three-piece modern family bathroom comprises of bath with shower over, wash hand basin and low level wc.



The property is fully double glazed and has gas central heating and is the perfect place to call home. It is available now and requires a deposit of £894 including holding deposit of £175. The Zero Deposit Scheme is also available.

Council Tax band: A

- Three bedrooms
- Two reception rooms
- Large garden
- Available now
- Close to town centre
- Zero Deposit Scheme Available



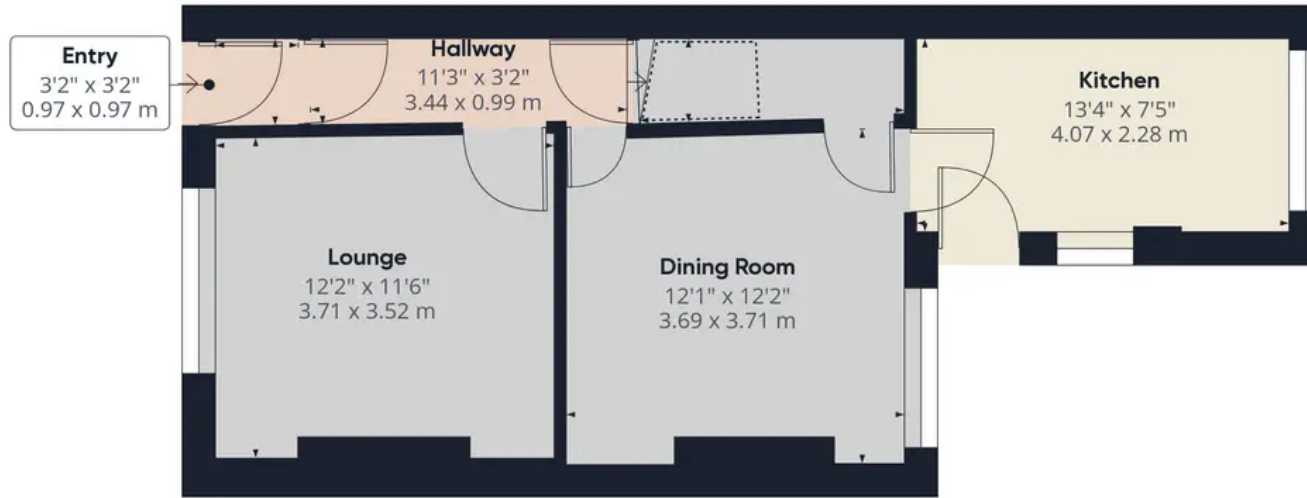
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Ecclestone Branch  
265 The Green, Ecclestone, PR7 5TF  
01257 451673

Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

858.02 ft<sup>2</sup>


79.71 m<sup>2</sup>

**Reduced headroom**

10.66 ft<sup>2</sup>

0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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