


HOME  TRUTHS

36 Bent Lane, Leyland

PR25 4HQ

 £1,400 pcm



Simply gorgeous three bedroom semi-detached property in a popular residential area, with beautiful gardens and stunning reception rooms. Available to let immediately.

This property has so much to offer both inside and out, with it recently undergoing full high spec renovation. Stroll past the driveway which can accommodate a number of vehicles, leading to the detached garage. As you step into the main entrance the hallway opens to the large kitchen and family room benefitting a multifuel stove in imposing stone hearth.

The heart of the house is the kitchen area comprising a range of wall and base units with integrated appliances including SMEG induction range cooker, dishwasher, refrigerator and freezer, coffee station and central island with breakfast bar. There is a comfy lounge with large picture window to the front.

Leading off is the cleverly designed downstairs bathroom/utility room with wash hand basin, wc, shower enclosure and cupboard housing a washing machine and dryer. Bifold doors open to the garden with sun terrace and lawn bordered by fencing. To the rear is a BBQ area and terrace with built in seating, making this a delightful space to relax and entertain.

Back inside, the bespoke oak staircase rises to the first floor landing. There are two double bedrooms and a comfortable single with the master having large built in cupboards. The elegant bathroom comprises wash hand basin, wc and large freestanding bathtub.



The property requires a deposit of £1615, including holding deposit of £320.

Council Tax band: B

EPC Energy Efficiency Rating: D

- Three bedrooms
- Stunning family room
- Multifuel stove
- Available now
- Beautiful newly renovated property
- Close to town centre and motorway links

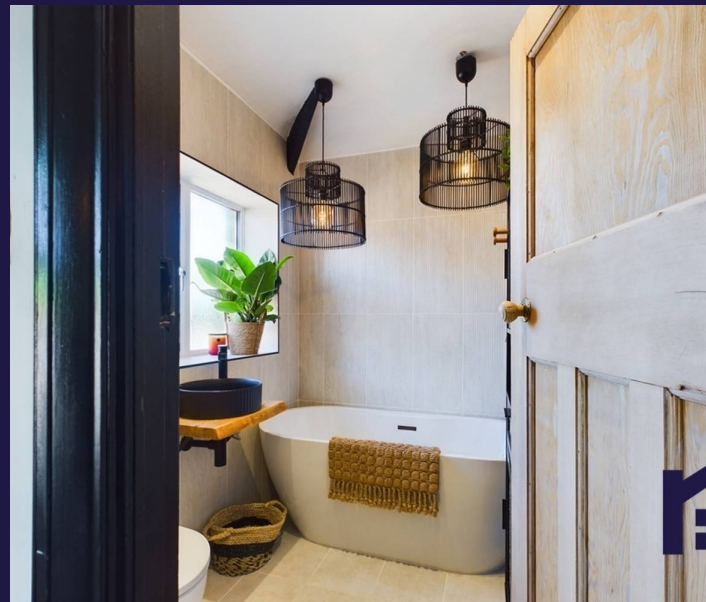


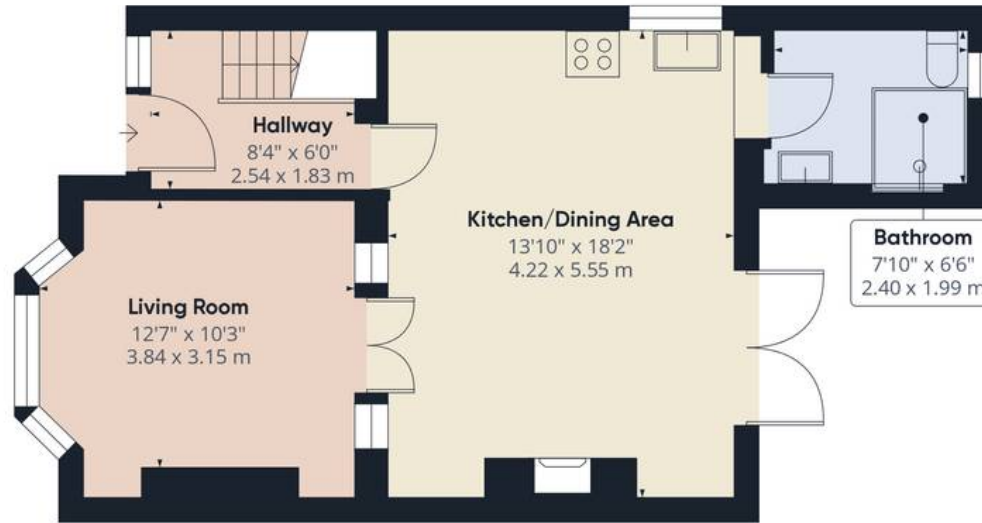
HOME  TRUTHS

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

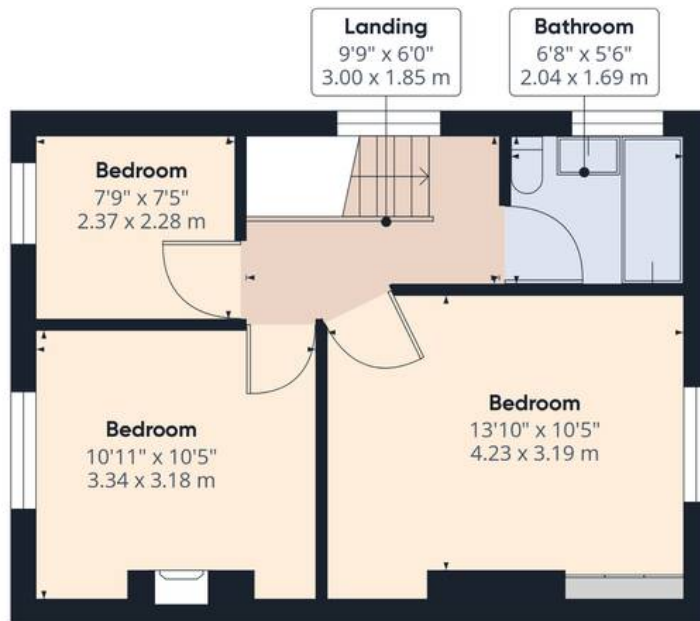
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

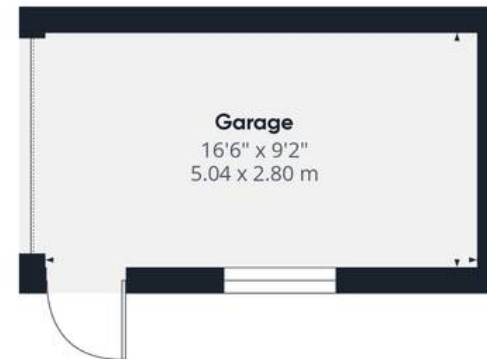




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1037.33 ft²
96.37 m²

Reduced headroom

1.18 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.