



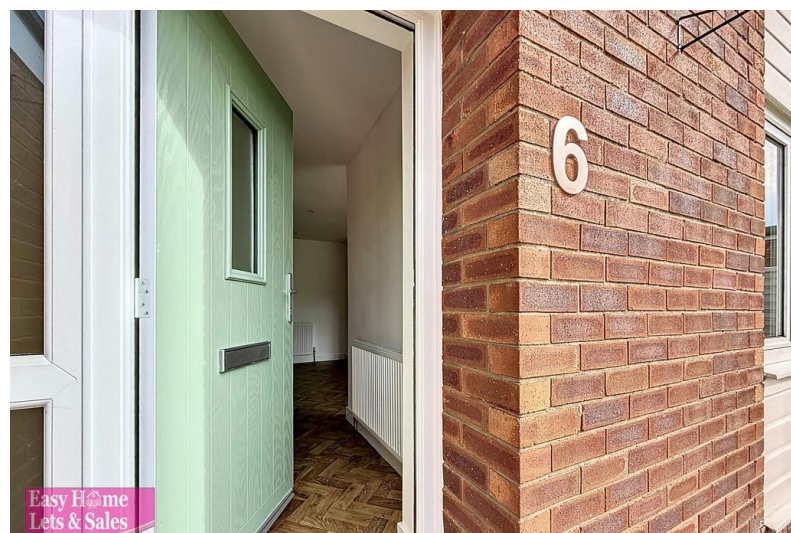
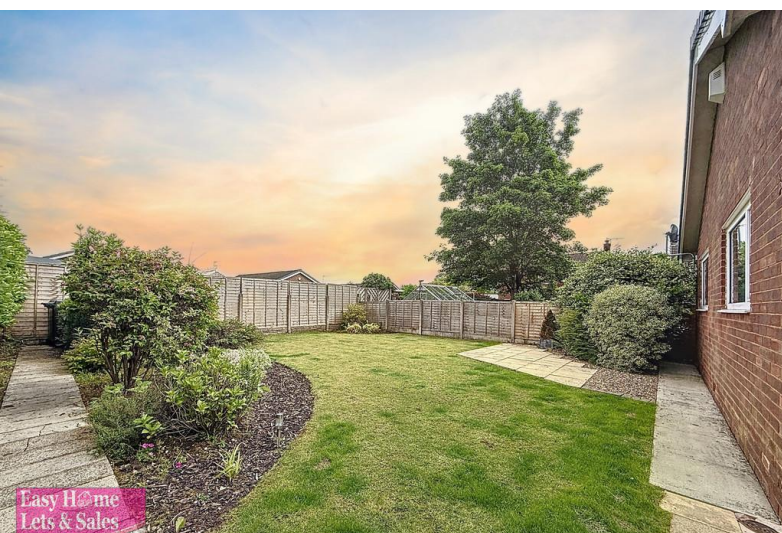
**Easy Home Lets**  
Independent Residential Letting Agents

**6 Wharfedale Close**  
Lancashire, PR25 3BL

- Detached Bungalow
- Fully Renovated Throughout
- Three Double Bedrooms
- Stylish New kitchen With Wine Chiller

**Rent £1,295 pcm**

EPC Rating 'D'







## Property Description

Easy Home Lets are excited to bring to the rental market a fully refurbished, detached three bedroom bungalow. Situated in a much sought after area in Leyland, this wonderful home is close to outstanding local schools & colleges, a short walk into Leyland Town Centre and the amazing Worden Park right on the doorstep. There are also excellent travel links via local bus routes, Leyland train station, and the M6 and M61 motorways.

The home is sat on a good sized plot on a quiet cul de sac and has been fully renovated to a high standard. In brief, the home comprises of an entrance hallway with built in storage, though to the extremely spacious, open plan living room & kitchen. This is a fabulous open plan living space, which includes the brand new kitchen, comprising of a range of soft close units and integrated appliances such as dishwasher and wine chiller integrated appliances. A separate utility room is plumbed for washing machine and has space for dryer.





To the rear of the home are three double bedrooms, all decorated neutrally and fitted with new grey carpets. Completing the internals of the home is the sleek and stylish four piece bathroom, housing a corner shower cubicle with mains shower and rainfall shower heads, plus a separate bath and mirror with sensor lighting.

Externally, there are lovely gardens to the front and rear and a driveway to the front leading to the part garage, which is 2/3rd of the original size with power and lighting. situated in a lovely cul de sac viewings are recommended on this stunning property. A small pet may be considered with an additional £10 pcm. Please give us a call on 01257 791888 to arrange your viewing









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



## Ground Floor



159 - 161 Spendmore  
Lane  
Coppull  
Chorley  
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements