



Assembly Avenue, Leyland

£1,250 PCM

**** Viewings fully booked****

Ben Rose Estate Agents are delighted to present to the rental market this gorgeous, three bedroom, semi-detached townhouse property. Set on this continually popular and sought-after residential development, this property would be an ideal family home with excellent space throughout. The property has been newly decorated and is located just a short distance from Leyland town centre with all its great amenities, local schools and ideal bus, motorway (M6/M61) and railway links nearby. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall. This then leads into the modern kitchen/diner that features a stunning, integrated dining space with room for up to seven people. The kitchen offers integrated appliances throughout such as a fridge/freezer, oven and dishwasher. Heading through the kitchen, you'll enter into the spacious lounge located to the rear of the property. The lounge also has patio doors leading out into the garden.

Moving up to the first floor, you'll find two of the three good sized bedrooms. Bedroom two is large enough to fit a double bed and furnishings, whereas bedroom three can also be used as a study. You'll also find the three piece family bathroom on this floor.

Moving up to the second floor, you'll find the master bedroom that takes up the majority of this floor. It also benefits from a fitted wardrobe and spacious ensuite with shower.

Externally, to the front of the property is a communal lawn/park - ideal for families. You'll also find a tarmac driveway with space for two cars. To the rear is a generously sized, south facing, lawned garden that wraps around to the side of the home, which is not overlooked. It also features a patio and space for a shed. A pet is allowed.







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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	