



## Goldcrest Avenue, Leyland

£1,095

\*\*\* Viewings now fully booked\*\*\*\*

Ben Rose Estate Agents are proud to bring to the rental market this beautiful, three bedroom, semi detached home which was built by Keepmoat Homes. The property offers plenty of living space and is a warm and inviting house perfect for families. Situated in the picturesque village of Farington Moss, this sophisticated home is ready to move into with excellent living space throughout. The area offers plenty of train links and easy access to Preston City centre on the doorstep. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the lounge. The spacious front lounge offers excellent living space throughout with a large front facing window bringing in ample natural light into the space. Heading through the lounge, you'll find the modern fitted kitchen/diner. The kitchen features an integrated oven with space for other freestanding appliances to be added. There is also space for a dining table and access to the garden from here. The kitchen also has access to the downstairs WC and storage cupboard.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from a three piece ensuite with walk-in shower. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a driveway with parking for up to two people. To the rear is a generously sized south facing garden that is primarily lawned throughout with a flagged patio. The property also has solar panels to the rear.

The room dimensions of all our properties can be found on the floor plan.














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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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