



Chiltern Meadow, Leyland

£850 PCM

No More Viewings

Ben Rose Estate Agents are delighted to present to the lettings market this well-presented, two-bedroom semi-detached home, nestled in a quiet cul-de-sac in Leyland. Conveniently located, the home is just a short drive from Leyland town centre, offering excellent local schools, supermarkets, and amenities. It also benefits from fantastic travel links, with the nearby train station and easy access to the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge. This inviting space features a charming fireplace, a front-facing window and an open staircase leading to the upper level. Moving through, you enter the kitchen/diner at the rear of the home. The kitchen boasts contemporary cabinetry and integrated appliances, including a fridge, freezer, oven, hob, dishwasher, and washing machine. There is also space to add a breakfast bar or a small dining table. A single door provides convenient access to the side of the property.

Upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A newly fitted three-piece shower room completes this floor.

Externally, the property offers a private driveway with off-road parking for two vehicles. The generously sized rear garden is primarily laid to lawn and features a flagged patio, along with a convenient storage shed.

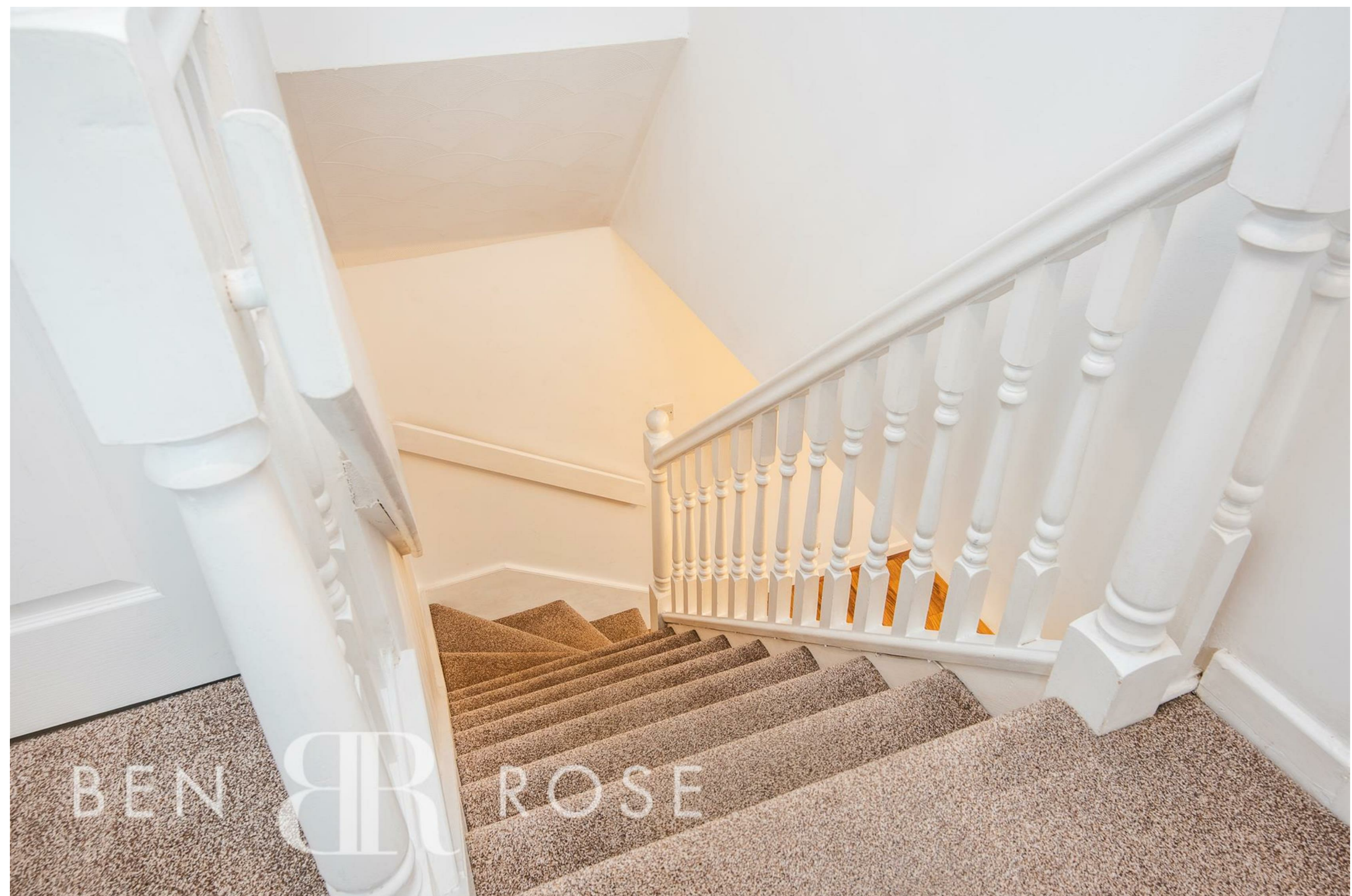
Early viewing is highly recommended to avoid disappointment.







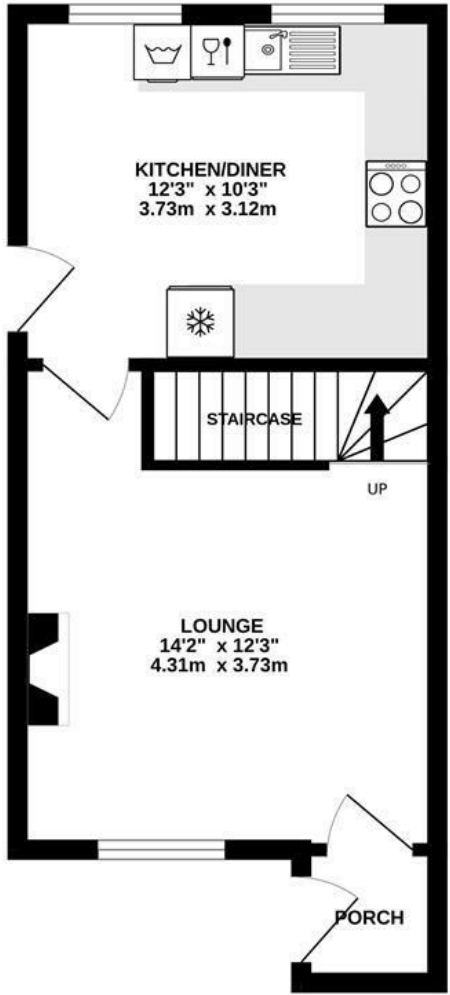




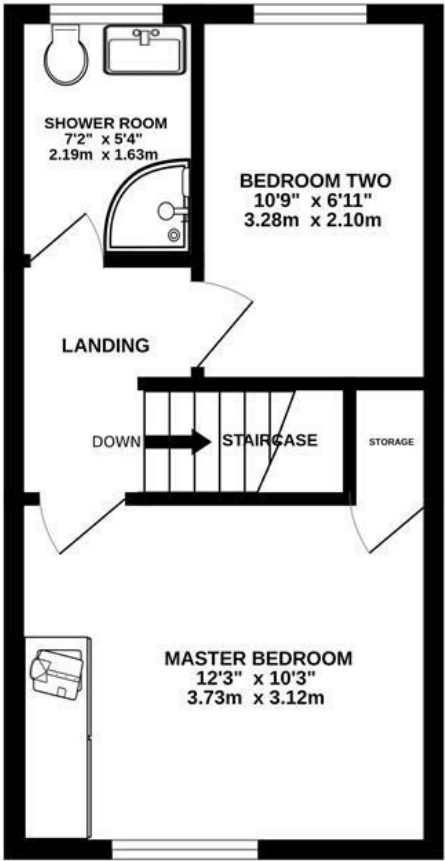


BEN ROSE

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.




TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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