



Broad Street, Leyland

£875

Ben Rose Estate Agents are pleased to present to the rental market this well presented three-bedroom, mid-terraced property located in a sought-after area of Leyland. The property is located just a short walk away from Leyland town centre and its superb local schools, shops, and amenities with fantastic travel links via the nearby train stations and the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall, where the stairs to the upper level are located. From the hallway, you enter into the open-plan lounge and dining area. The generously sized lounge receives ample light from the front, and the dining room offers ample space for a family dining table. Moving through, you will find the kitchen at the rear of the property, equipped with modern wall and base units, an integrated oven and hob, as well as additional space for freestanding appliances. Access to the understairs storage and the yard can be found here.

Moving upstairs, you will find three well-proportioned bedrooms, as well as a modern three-piece family bathroom.

Externally, the front of the property offers plenty of on-road parking. At the rear is a generously sized L-shaped yard with gated access.










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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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	