

# BEN ROSE



**Balfour Street, Leyland**

**£700**

\*ALL BILLS INCLUDED (GAS, ELECTRIC AND WATER)\*

\* NO MORE VIEWINGS\*

Ben Rose Estate Agents are delighted to present to the rental market this one of two, first floor, one bedroom flat situated in Leyland Town Centre. This would be an ideal home for people living on their own or for couples. Its within walking distance to excellent local amenities, schools, shops and benefits from access to the nearby M6 and M61 motorway. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of an open plan lounge/kitchen area. This spacious living space is ideal for a large settee and dining table. The kitchen also has space for freestanding appliances. Just off here is the master bedroom that benefits from a three piece ensuite.

Externally, to the front is permitted public parking, as well as parking for the flats.

Property to sell?

If you have a property to sell, we can offer a FREE market appraisal and experienced sales advice.












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