

BEN ROSE



East Street, Farington, Leyland

£850

Ben Rose Estate Agents are pleased to present to the rental market this fully furnished three bedroom terraced property in the sought after village of Farington. The property is situated near to the town of Leyland and is surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby Leyland train station and M6 and M61 motorways. Farington Park is also located just five minutes walk away. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises a welcoming entrance hall that gives access to the stairs and dining room.

The dining room, generous in size can comfortably accommodate a large family dining table and is set in an open plan layout with the lounge.

The lounge, located to the front of the home, comprises of a large front facing window allowing for ample light and feature fireplace. Continuing through and moving towards the rear of the property, you will find the charming kitchen. Here you will find ample wall and base units, a large aga, and an abundance of room for freestanding appliances to be fitted. Access to the yard can also be found here.

Moving upstairs, you'll discover three good-sized bedrooms, with the master bedroom and bedroom two both large enough to comfortably fit double beds. Bedroom three is currently used as a walk in wardrobe, but would make the ideal home office or study.

The good sized four-piece family bathroom with bath and stand alone shower and integrated storage completes this floor.

Externally, there is space for on-road parking at the front of the property, while the rear features a good-sized yard that is paved throughout for easy maintenance and benefits from a small outbuilding, ideal for storage.















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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 |  |

