



Railway Street, Leyland

£875

Ben Rose Estate Agents are pleased to present to the rental market this modern, three bedroom property located in a much sought after residential area of Leyland. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country and benefiting from good local schools and great local amenities. This is a must view property to appreciate the living space on offer.

Internally, the property briefly comprises of an entrance hall that leads into the spacious front lounge that features an electric, wall based fireplace as well as access to the under stair storage. From here, you'll enter into the open kitchen/diner. The large kitchen features an integral oven as well as space for other freestanding appliances to be fitted. There is also enough space for a family dining table and French doors leading to the rear yard. You'll also find a downstairs WC upon entering the property.

Moving upstairs, you'll find three bedrooms, two of which are doubles with wardrobes included and the remaining a single bed. Additionally on this floor, you'll find the newly fitted, three piece shower room with walk-in shower.

Externally, to the front of the property is space for on-road parking, with an allocated parking space located behind the property. To the rear is a good-sized yard with a brick shed for additional storage options.











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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		
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