



Etford Close, Clayton-Le-Woods

£1,195 PCM

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented three-bedroom semi-detached home, located in a highly sought-after area of Leyland, Lancashire. Perfectly suited for families and couples alike, this attractive property offers modern living throughout, positioned close to a range of excellent amenities and transport links. The home benefits from its proximity to Leyland Train Station, providing direct rail services to Preston, Manchester, and Liverpool, as well as convenient access to the M6, M61, and M65 motorways for those commuting further afield. The property is also just a short distance from Leyland town centre, offering a great selection of shops, bars, restaurants, pubs, and well-regarded schools, alongside local parks and leisure facilities.

As you enter the home, you're welcomed into a bright and inviting entrance hall that sets the tone for the rest of the property. To the front lies the spacious lounge, beautifully presented with ample room for family seating and entertainment. Moving through to the rear, you'll find a stunning open-plan kitchen and dining area that spans the full width of the home. The kitchen is fitted with modern units, sleek work surfaces, and space for both dining and entertaining. French doors open out onto the rear garden, allowing an abundance of natural light to fill the space and creating a seamless connection between indoor and outdoor living.

To the first floor, the master bedroom is a generously sized double and benefits from a stylish en-suite shower room. The second bedroom is another well-proportioned double, while the third bedroom provides an ideal space for a single room, nursery, or home office. A modern family bathroom serves the remaining bedrooms.

Externally, the property features a neat front garden with a driveway providing off-road parking for two vehicles. The rear garden is mainly laid to lawn, offering plenty of outdoor space for relaxation and entertaining.

This is a wonderful opportunity to acquire a modern, move-in-ready family home in a convenient and well-connected area of Leyland.













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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.

