



SWITCH
ESTATE AGENTS



48 Lynton Avenue, Leyland, PR25 4HY

£900 Per month

- Two Double Bedroom Semi-Detached True Bungalow
- Spacious Living Room
- Master Bedrooms With Wardrobes
- Generous Outdoor Space
- Low-maintenance Landscaped Front & Rear Gardens
- Spacious Plot
- Driveway Parking
- Fantastic Motorway Links
- Close To Amenities
- Viewing Highly Recommended

48 Lynton Avenue, Leyland PR25 4HY

Nestled on the sought-after Lynton Avenue in Leyland, this charming semi-detached true bungalow is now available to let. Spanning an impressive 657 square feet, this well-presented home features two spacious double bedrooms, making it perfect for those who appreciate comfortable single-level living.

Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living area, ideal for relaxation and entertaining. The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits. The master bedroom is particularly noteworthy, boasting fitted wardrobes that enhance both style and storage. A modern bathroom suite completes the internal layout, ensuring convenience and comfort.

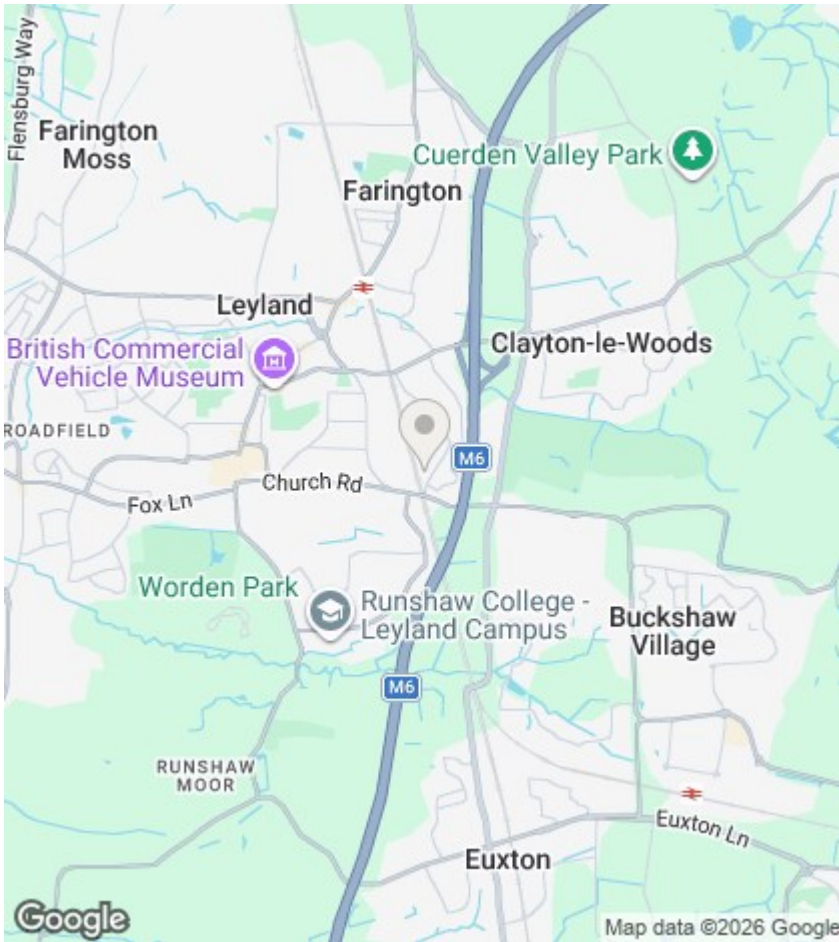
Externally, the property is equally appealing, featuring driveway parking and a garage, which add to the practicality of this lovely home. The generous outdoor space at both the front and rear offers a delightful setting for outdoor activities or simply enjoying the fresh air.

This bungalow is perfectly positioned within close proximity to a variety of local amenities, including shops, schools, and excellent transport links. Commuters will appreciate the easy access to nearby motorway networks, making travel to surrounding areas a breeze.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 