



**Herbert Street, Leyland**

**£895 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this newly refurbished two-bedroom terraced home, located in the heart of Leyland, Lancashire. This charming property is ideally situated within walking distance of the town centre, offering an array of shops, cafes, and amenities. With excellent transport links, Leyland train station and local bus routes are just moments away, while the M6 and M61 motorways provide easy access to nearby towns and cities, including Preston and Chorley. The home is perfectly positioned for couples seeking a vibrant yet convenient lifestyle.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The spacious front lounge features a striking fireplace as its centrepiece, creating a cosy atmosphere for relaxation. Moving through to the dining room, you'll find an open staircase that adds a touch of character to the space. The modern kitchen, located at the rear of the home, is well-equipped with integrated appliances and offers a sleek, contemporary design that's perfect for cooking and entertaining.

Upstairs, the property has two generously sized bedrooms, each offering ample space for furniture and storage options. The modern three-piece family bathroom features an over-the-bath shower for added convenience. This floor is thoughtfully designed to provide comfort and practicality.

Externally, the property offers permitted on-road parking at the front, ensuring convenience for residents. To the rear, a low-maintenance yard provides access to the ginnel, offering additional practicality and outdoor space.

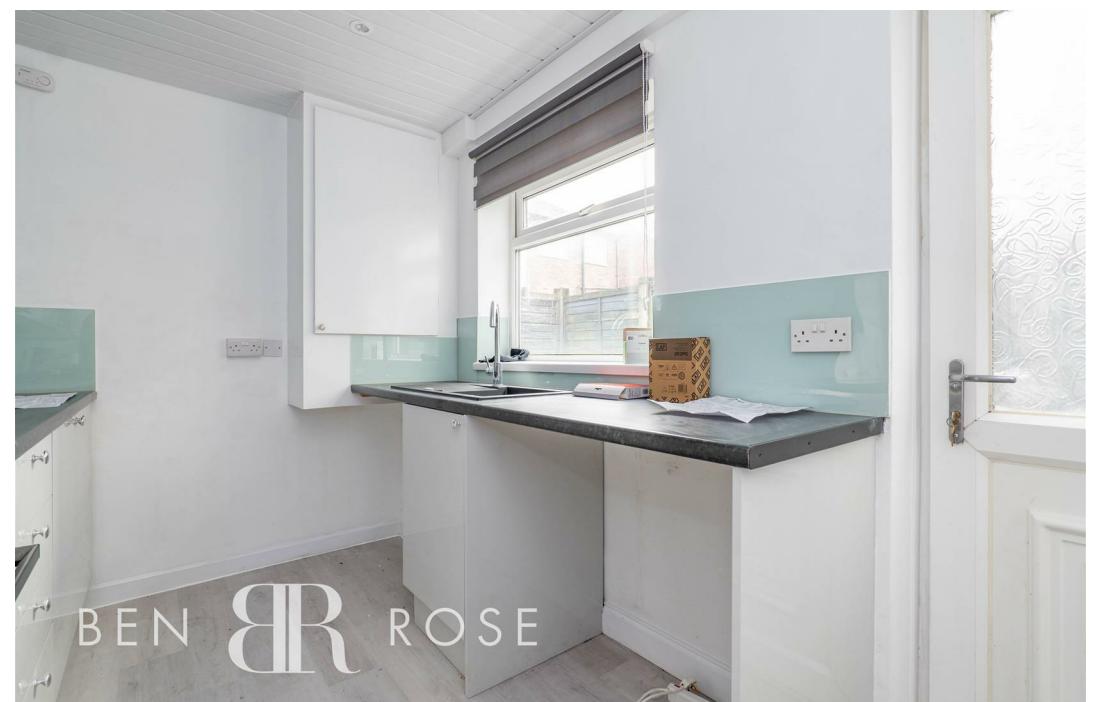
This newly refurbished home is an ideal opportunity for couples seeking a stylish and conveniently located property in Leyland.

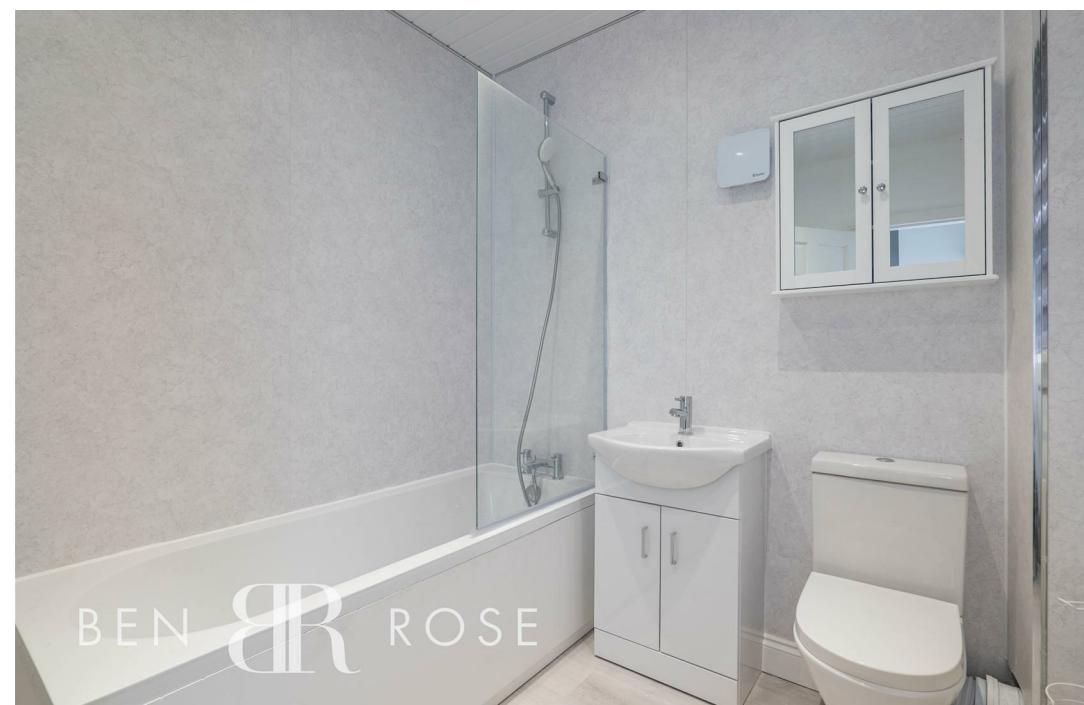
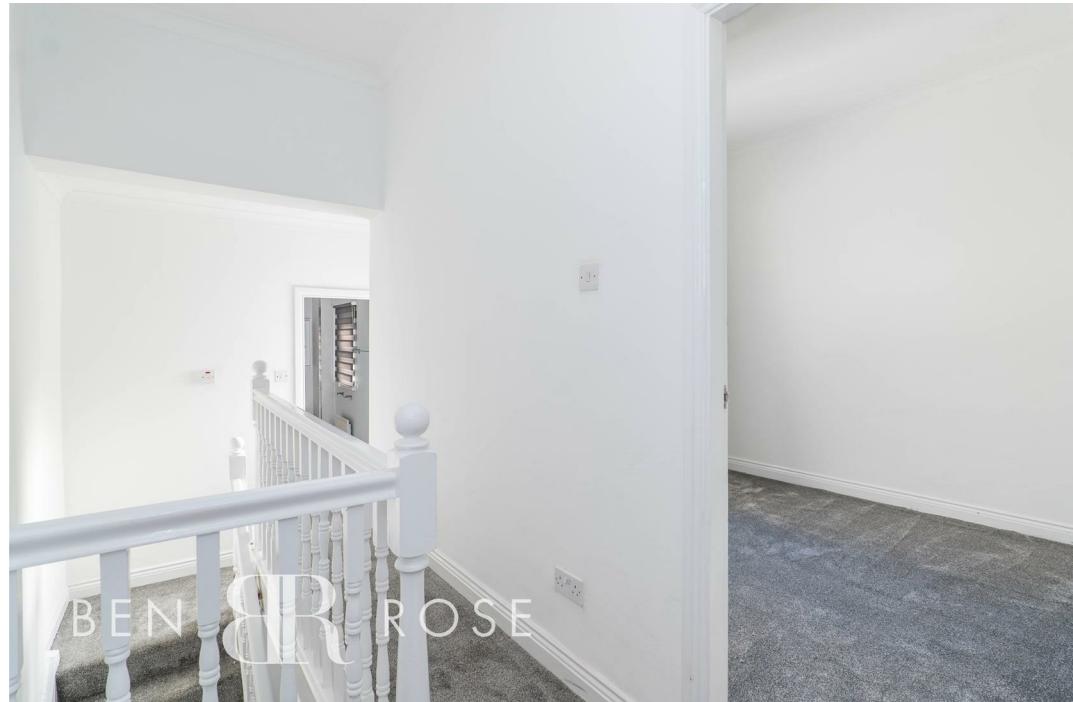


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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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.

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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

