BEN ROSE



Grasmere Avenue, Farington, Leyland — £1,150 Per Month

Ben Rose estate Agents are proud to preset to the rental market, this delightful three bedroom mid terraced home situated on a quiet cut de sac in a south after area of Farington, Leyland. This would be an ideal property for a couple or small family. The property is situated only a short walk into Leyland town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance porch giving access to the conveniently located WC and spacious lounge. Th lounge is of a good size with a front facing window allowing for ample light and provides access to the kitchen/diner.
The modern and thoughtfully designed kitchen/dining area offers an abundance of work surfaces and integrated appliances such as an induction hob/oven and along with ample space for a family dining table and access to the stairs and garden via a set of patio doors.

Moving upstairs, you will find three good-sized bedrooms, two spacious doubles with the master benefitting from its' ow three piece ensuite/shower room. You will also find the modern three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a driveway for two cars. To the rear is a good sized garden primarily lawned throughout with some patio space. The garden is lined with tall fencing, is not directly overlooked and provides gated access to the rear.

Room Dimensions:

Lounge - 11'9" x 15'0"
Kitchen/Dining - 15'1" x 10'9"
W/C - 3'1" x 5'6"

First Floor :

Master Bedroom - 9'11" x 10'1"
Ensuite - 4'11" x 8'1"
Bedroom Two - 8'9" x 9'1"
Bedroom Three - 6'1" x 7'8"
Family Bathroom - 5'7" x 6'4"





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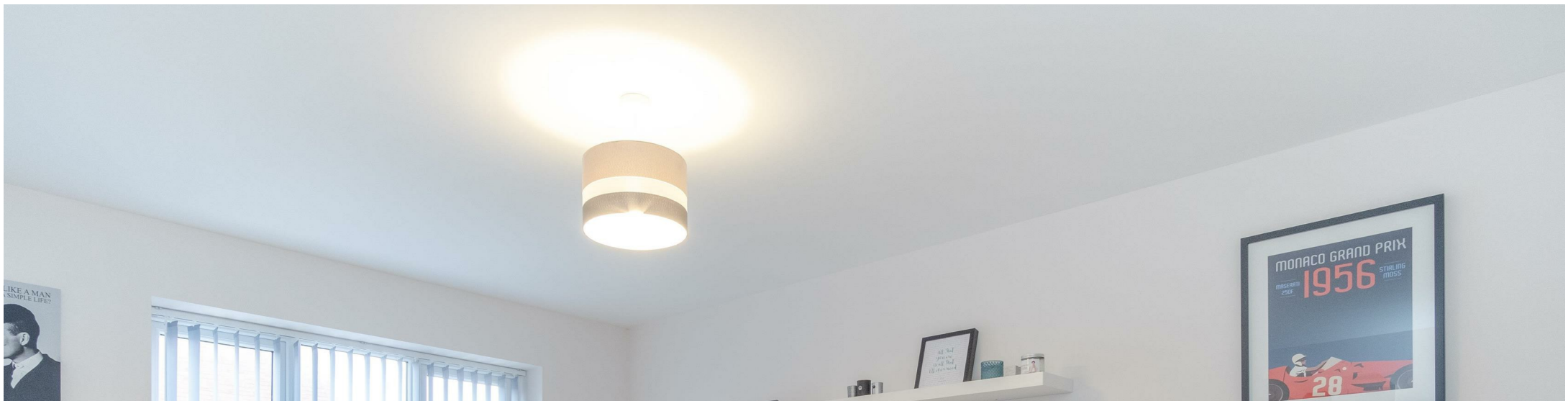





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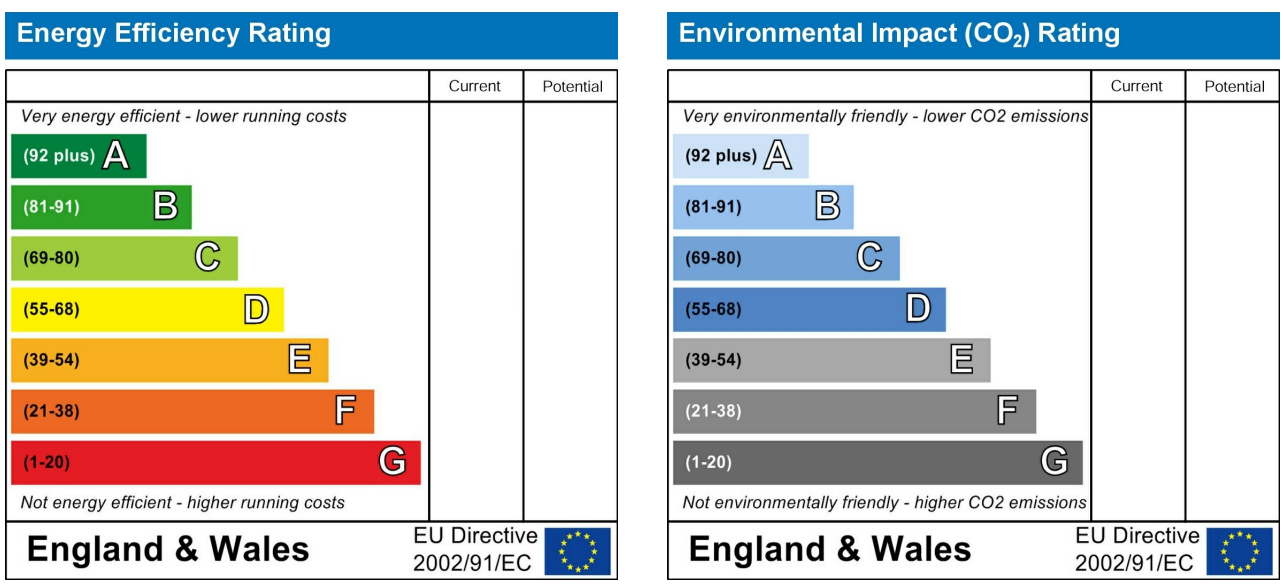
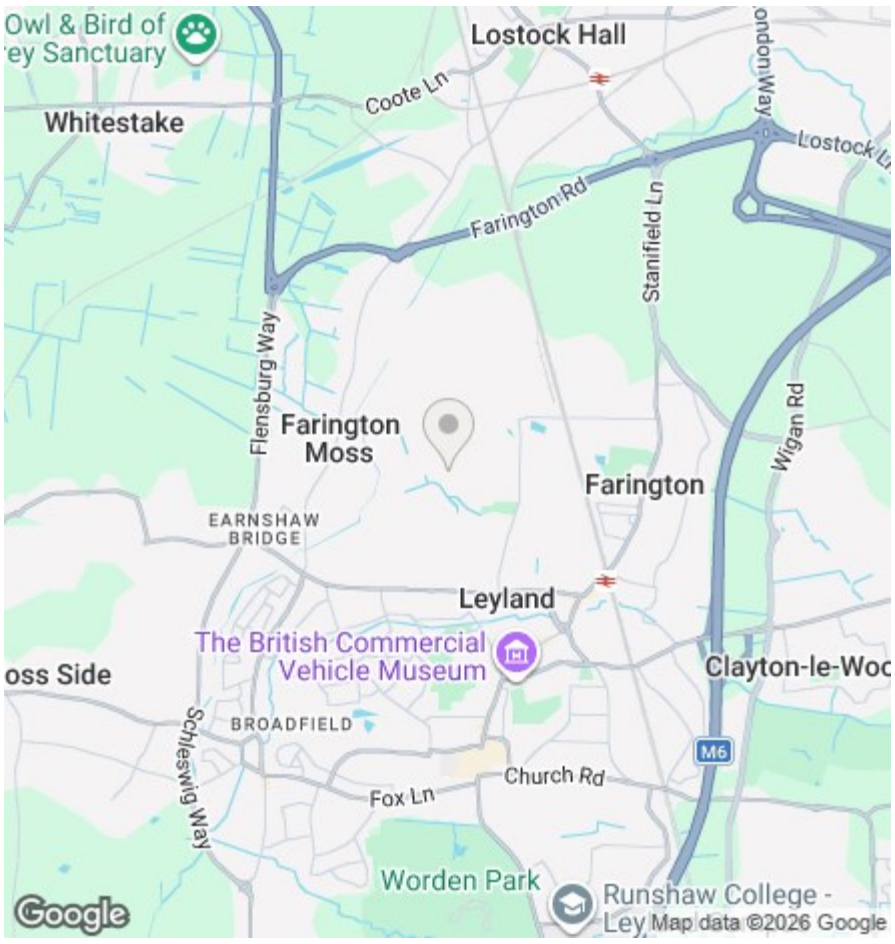
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.





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