



SWITCH
ESTATE AGENTS



11 East Street, Farington, Leyland, PR25 4QD

£795 Per month

- Three spacious bedrooms
- Modern fitted kitchen
- Enclosed yard with artificial turf
- Cul De Sac Location
- Near transport links
- Feature log burner lounge
- Contemporary bathroom suite
- Mid-terrace house
- Close to schools
- Viewing recommended

11 East Street, Leyland PR25 4QD

Nestled in the charming area of East Street, Farington, Leyland, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing ample space for comfortable family life. Spanning an impressive 980 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room, perfect for relaxing or entertaining guests. The layout of the house is both practical and inviting, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

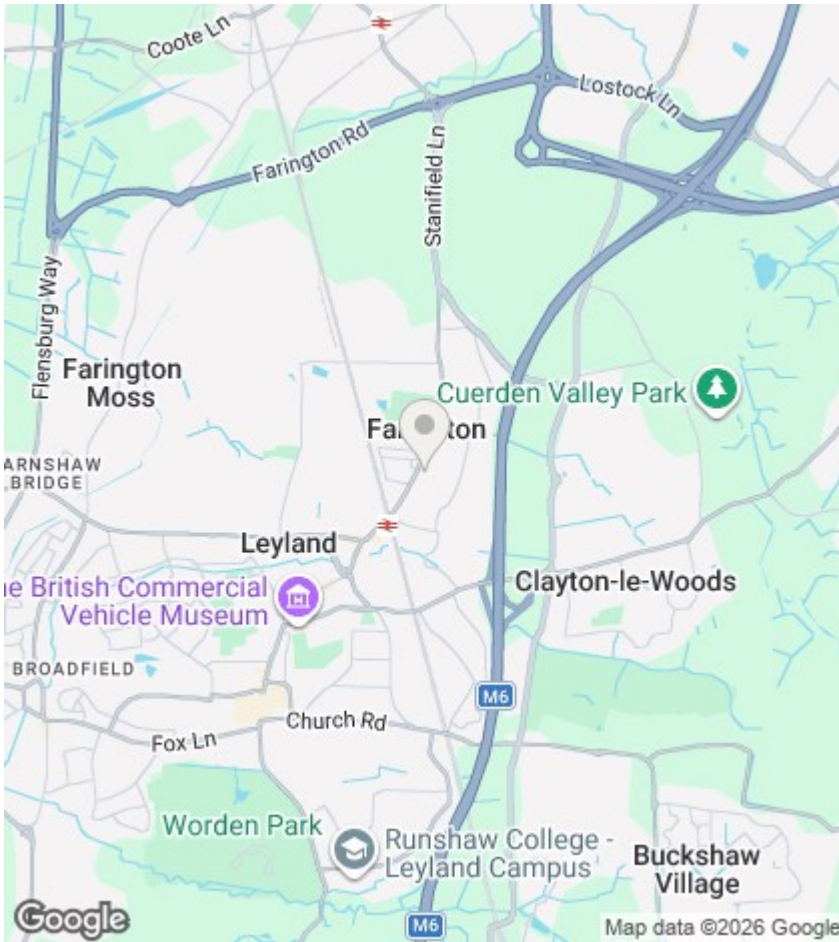
The property is situated in a vibrant community, with local amenities and transport links just a stone's throw away, making it an excellent choice for those who value convenience. The surrounding area offers a blend of urban and rural charm, providing opportunities for leisurely walks and outdoor activities.

This mid-terrace house is not just a home; it is a canvas for your personal touch, ready to be transformed into your dream living space. With its historical charm and modern potential, this property is a wonderful opportunity for anyone looking to settle in the heart of Leyland. Don't miss the chance to make this lovely house your new home.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	