



**SWITCH**  
ESTATE AGENTS



12 Church Street, Leyland, PR25 4XE

**£795**

- Two spacious double bedrooms
- Stylish, updated bathroom
- Built in 1929, full of charm
- Close to local schools and shops
- Viewing highly recommended
- Modern kitchen with appliances
- Enclosed rear yard for privacy
- 840 sq ft of living space
- Near transport links

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07494057655

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# 12 Church Street, Leyland PR25 4XE

Nestled on Church Street in the charming town of Leyland, this delightful mid-terrace house offers a comfortable living space of 840 square feet. Built in 1929, the property exudes character while providing modern conveniences for today's lifestyle.

The location is particularly advantageous, as it is conveniently close to Leyland train station, making commuting a breeze for those who travel to nearby cities. Additionally, the property is well-positioned near local motorway networks, ensuring easy access for both work and leisure.

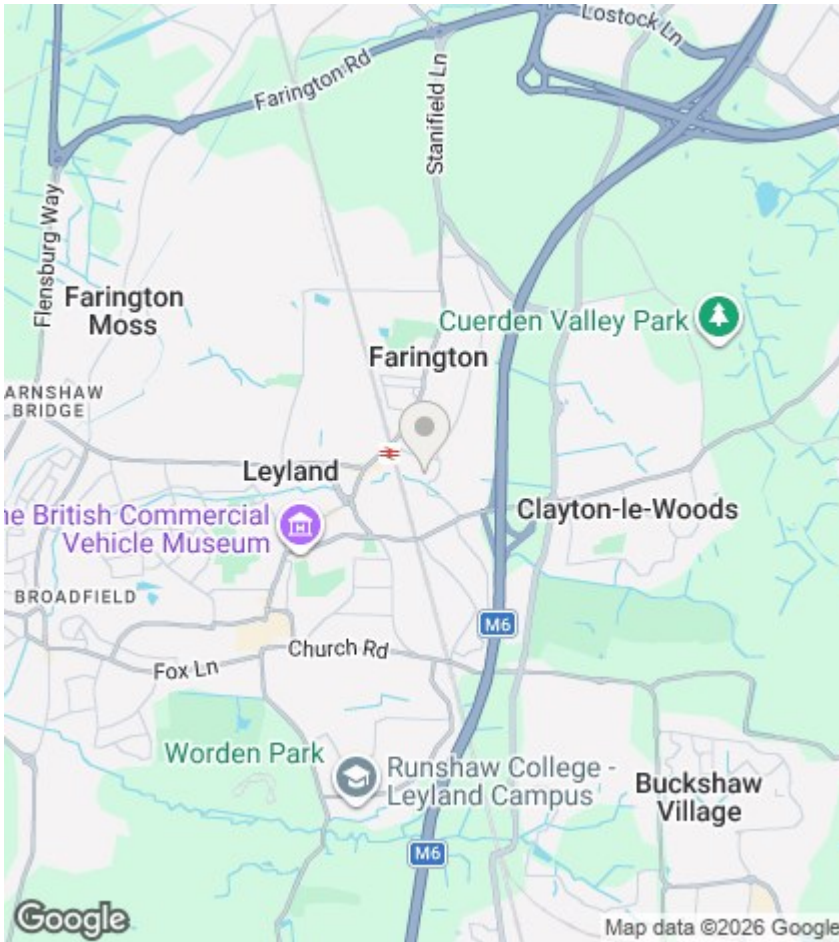
This home is perfect for those seeking a rental property in a vibrant community, with local amenities and services just a stone's throw away. With its blend of historical charm and practical location, this mid-terrace house is an excellent choice for anyone looking to enjoy the best of Leyland living.



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		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	