



Kellet Avenue, Leyland

£1,749 PCM

Ben Rose Estate Agents are pleased to present to the rental market this immaculately presented three-bedroom semi-detached property, located in the sought-after area of Leyland. The home has been recently modernised to a beautiful standard throughout, offering versatile and comfortable living spaces perfect for family living. The property is situated just a few minutes' drive from Leyland town centre, with its excellent local schools, supermarkets, and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways.

Upon entering the property, you are welcomed into a bright entrance hallway, which includes convenient cloakroom storage. To the right, you will find a spacious lounge benefiting from a large front-facing window that allows plenty of natural light to flood the room. Moving through, you will discover the true heart of the home: a stunning open-plan kitchen, dining, and family area. Spanning the full width of the property, this impressive space features a contemporary fitted kitchen offering ample storage and fully integrated appliances, including a fridge, freezer, oven, hob, microwave, and dishwasher. The dining area provides plenty of space to comfortably accommodate a large family dining table, while the additional living area to the rear is ideal as a second sitting room. This space is further enhanced by bi-folding doors that open directly onto the rear garden. Completing the ground floor is a convenient WC and a separate utility room, offering additional storage and housing the washing machine and dryer.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from a private en-suite shower room. A modern three-piece family bathroom, complete with an over-the-bath shower, serves the remaining bedrooms.

Externally, the home boasts a private driveway at the front, providing off-road parking for multiple vehicles. To the rear, there is a generously sized, secluded garden featuring a spacious lawn and a paved patio area, perfect for relaxing or entertaining.

Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.







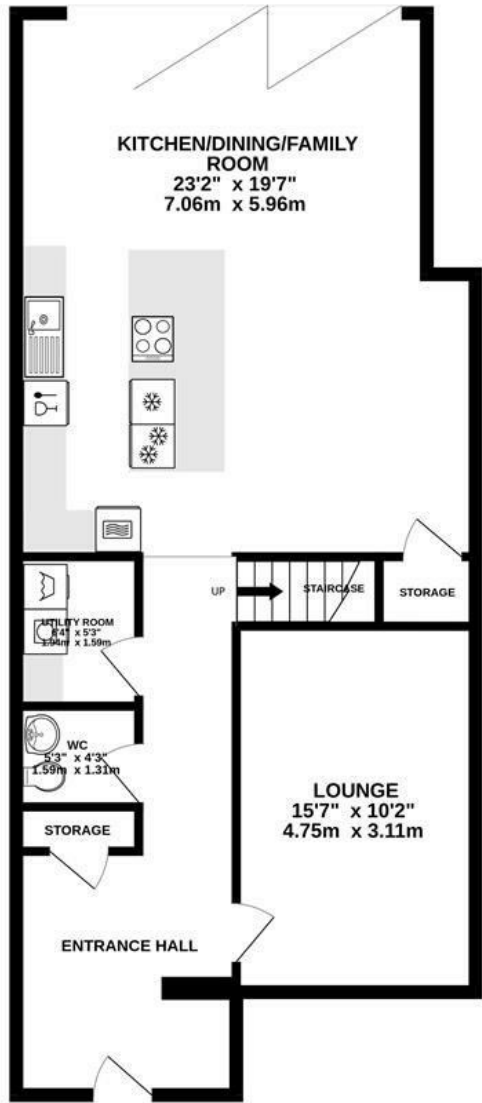




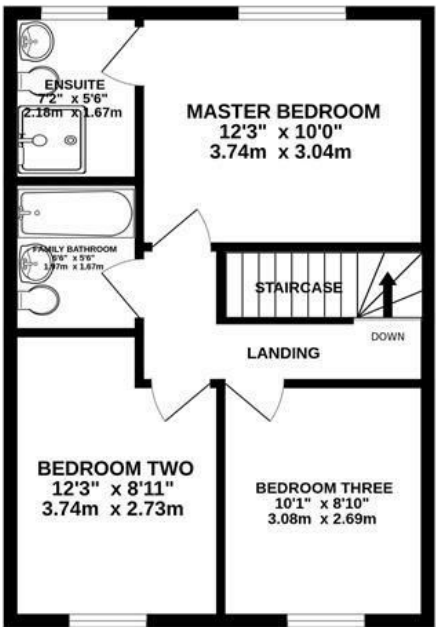


BEN ROSE

GROUND FLOOR
830 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	70	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

