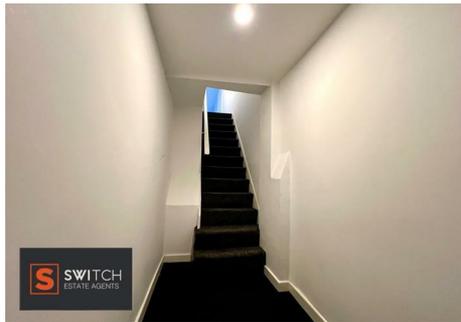




SWITCH
ESTATE AGENTS



89A Leyland Lane, Leyland, PR25 1XB

£750

- Recently renovated to high standard
- Modern bathroom
- Private entrance for added privacy
- Close to schools and amenities
- Ideal for commuters
- Two good-sized bedrooms
- Modern kitchen
- Great location near local shops
- Available immediately, subject to referencing

89A Leyland Lane, Leyland PR25 1XB

Nestled in the charming area of Leyland Lane, this delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The apartment features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style, making it a pleasant space for your daily routines. Although the property is compact, it maximises space efficiently, allowing for a comfortable living experience.

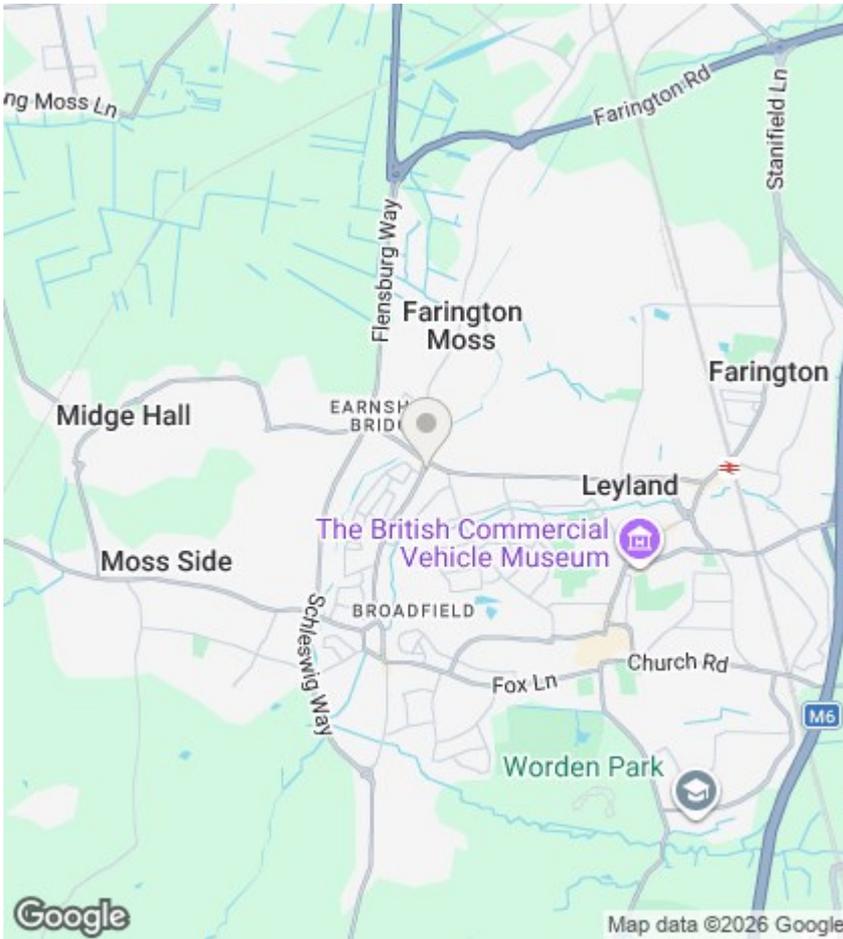
Situated in Leyland, this apartment benefits from a variety of local amenities, including shops, parks, and excellent transport links, making it easy to explore the surrounding areas. Whether you are commuting to work or enjoying a leisurely day out, this location offers the best of both worlds.

This apartment is a wonderful opportunity for those looking to rent in a friendly community. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

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 	