BEN ROSE

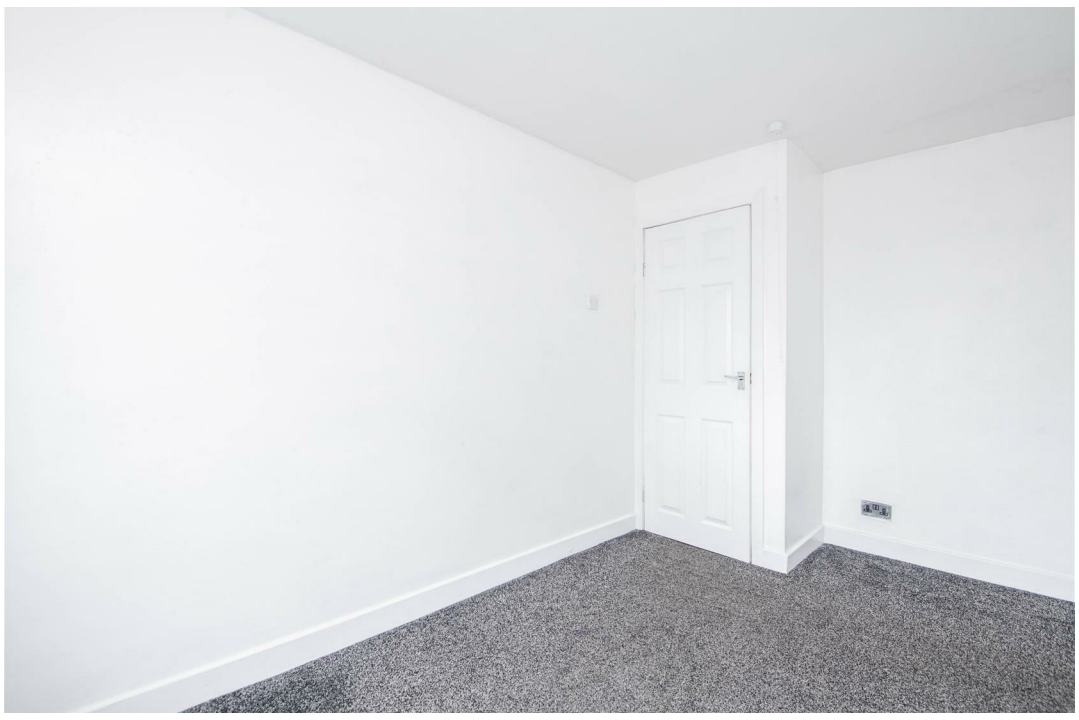
Leyland Road, Penwortham, Preston — £750 Per Month

Ben Rose Estate Agents are pleased to present to market this well-presented first floor apartment, available to let and ideally suited to couples looking for a ready-to-move-into home in the popular area of Penwortham, Preston. Offering well-proportioned accommodation throughout, the property provides a comfortable lounge, well-appointed kitchen, two bedrooms and a three-piece bathroom, making it an appealing choice for those seeking convenient and practical living. Penwortham is a popular residential area with a wide range of local amenities close by, including supermarkets, independent shops, cafés, restaurants, schools and everyday services, whilst Preston city centre is only a short distance away for a wider selection of shopping, leisure and entertainment facilities. The area also benefits from excellent transport links, with regular bus services connecting Penwortham with Preston and surrounding areas, while Preston railway station provides mainline rail connections towards Manchester, Liverpool and other major destinations. The nearby A59 also provides convenient access towards the M6 and surrounding motorway network, making this an ideal location for commuters.

Entering the apartment, the welcoming entrance hall provides access to all of the principal rooms, creating a practical layout with each space easily accessible. The lounge is a good size and benefits from plenty of natural light, with laminate flooring adding to the clean and contemporary feel. Continuing through the hallway, the well-appointed kitchen provides all the essentials required for everyday living, with a good amount of worktop space and a range of fitted cupboards providing useful storage. The apartment also offers two comfortable bedrooms, both providing versatile accommodation suitable for couples, guests or those requiring a home working space. Completing the accommodation is the three-piece family bathroom, finished to a good standard.

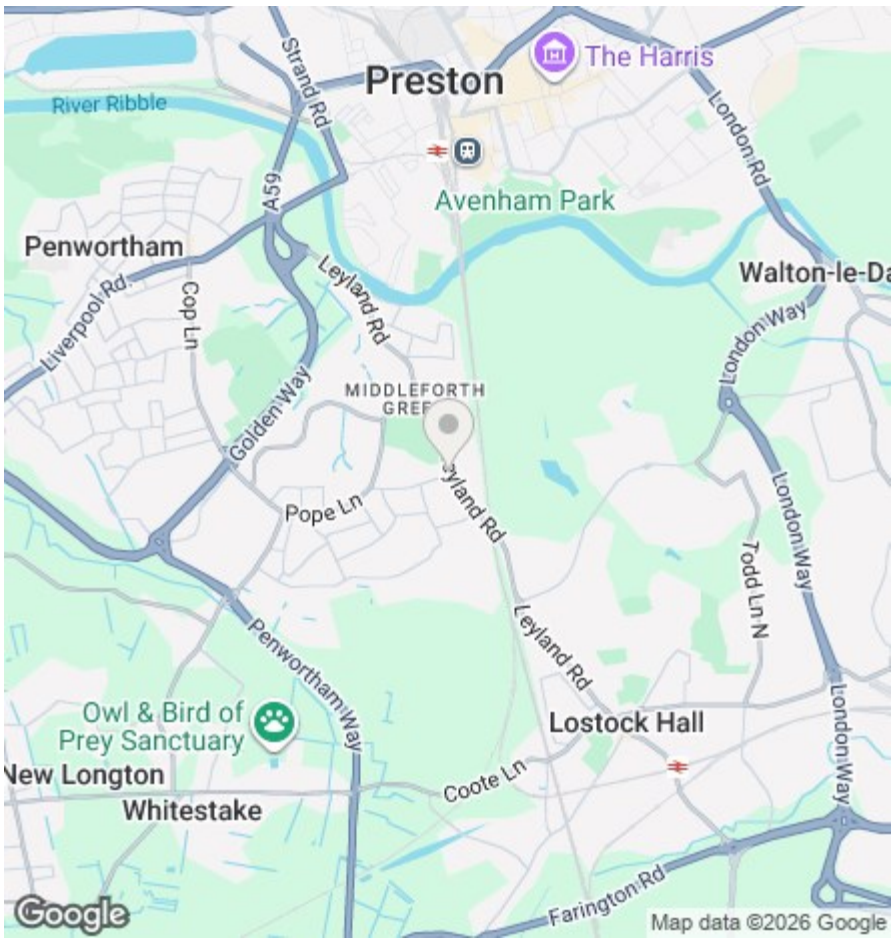
As a first floor apartment, the property benefits from having all of its accommodation conveniently arranged on one level once inside, providing an easy and practical layout. Both bedrooms are positioned away from the main living space, while the central entrance hall provides straightforward access throughout the apartment.

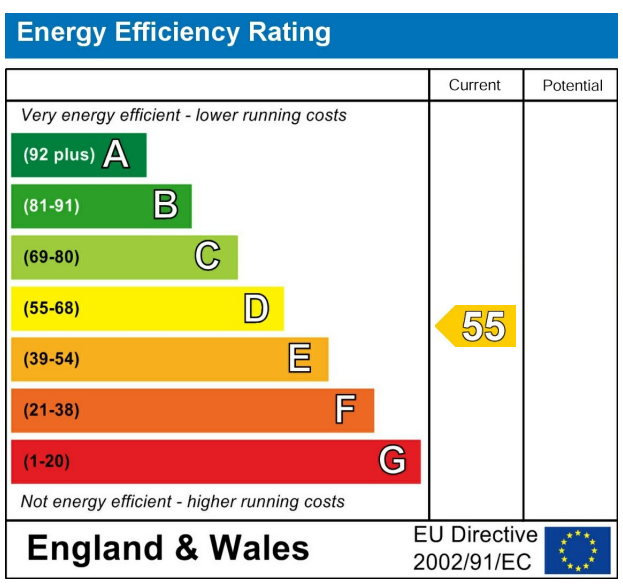
Externally, the apartment is ideally positioned close to the wealth of local amenities Penwortham has to offer, making everyday shopping and access to local services particularly convenient. The property benefits from private access to the apartment from the rear, providing a dedicated entrance and added privacy. Ready to move into this well-presented apartment offers a practical combination of comfortable accommodation, two bedrooms and a convenient location, making it an excellent opportunity for couples seeking a straightforward home in the popular Penwortham area.

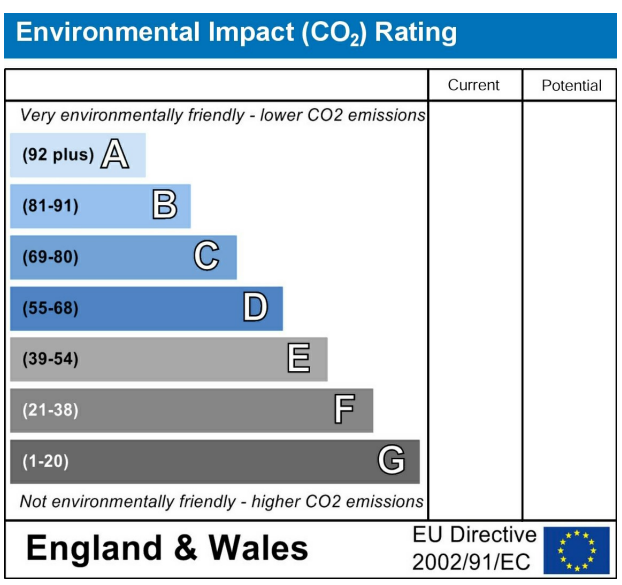


BEN ROSE

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.







T 01257 429706 | W WWW.BEN-ROSE.CO.UK | E LETTINGS@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB