

BEN ROSE



Hoghton Road, Leyland

£995 Per Month

Let Prior To Marketing

Ben Rose Estate Agents are pleased to present to the rental market this charming three-bedroom semi-detached bungalow, situated in a highly sought-after area of Leyland. The property is conveniently located close to a range of local amenities, including shops, cafés, and well-regarded schools. Leyland train station and local bus routes are within easy reach, providing excellent transport links to nearby towns and cities such as Preston and Chorley, while the M6 and M61 motorways offer superb commuter access further afield.

The home has been recently refurbished, creating a comfortable and modern living space. Internally, the property comprises a spacious lounge with a central fireplace and a large front-facing window, a modern fitted kitchen with a newly upgraded oven and hob, three well-proportioned bedrooms, and a contemporary three-piece shower room.

Externally, the property features a driveway to the front providing off-road parking for one vehicle, along with ample on-street parking. To the rear, you will find a beautifully secluded garden with low-maintenance flagged and loose stone patio areas, ideal for outdoor dining and entertaining.

Overall, this lovely home perfectly combines practicality and comfort in a desirable location. Early viewing is highly recommended.







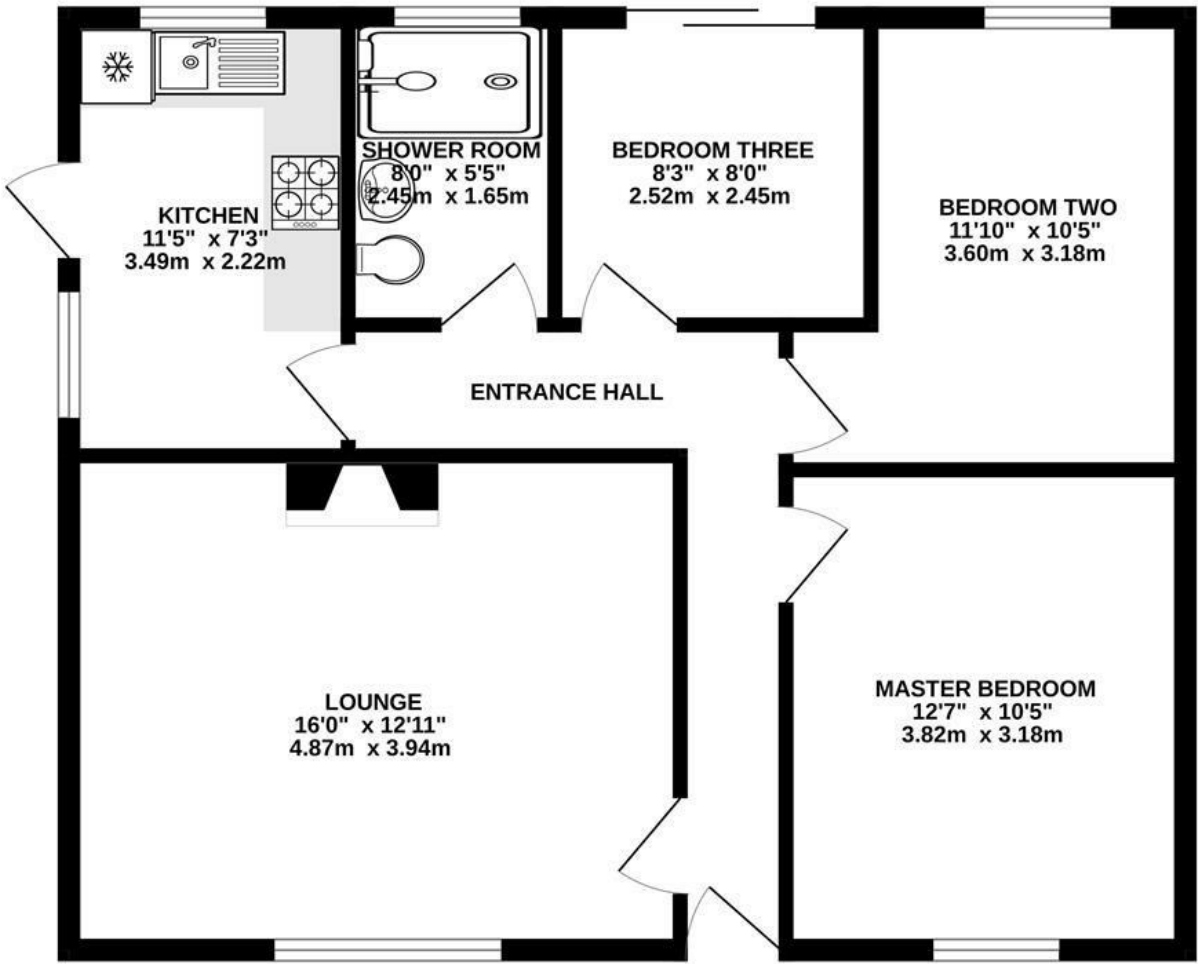






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GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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		
	71	78
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 	

