



## Dunkirk Lane, Leyland

£800

Ben Rose Estate Agents are pleased to present to market this well-presented mid-terrace property, available to let in the popular residential area of Leyland. This charming home offers comfortable living accommodation that would be ideal for families seeking a convenient and well-connected location. Leyland itself provides a range of local amenities including supermarkets, schools, and leisure facilities, whilst also benefiting from excellent transport links. Nearby bus routes offer easy access into surrounding towns, and Leyland train station provides direct connections to larger cities such as Preston and Manchester. The property is also ideally positioned for access to the M6 and M65 motorways, making it perfect for commuters.

Entering the home, you are welcomed via a vestibule that leads through into a spacious and inviting lounge, featuring a charming original stone fireplace that creates a warm focal point to the room. From here, you move through to the well-equipped kitchen, which offers ample worktop and storage space along with room for dining, making it a practical and sociable area for everyday living. The kitchen also provides access to the staircase leading up to the first floor.

Moving upstairs, the landing gives access to two well-proportioned bedrooms, both of which benefit from built-in wardrobe space, offering convenient storage solutions. Completing this floor is the family bathroom, fitted to accommodate the needs of a modern household.


Externally, the property features a low-maintenance frontage with a small enclosed yard, bordered by a wall and gate. To the rear, there is a paved yard which provides a pleasant outdoor space suitable for seating or entertaining. This delightful home offers a great balance of indoor and outdoor living, making it an excellent rental opportunity for families looking to settle in a well-connected and friendly area.







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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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