



**Stevenson Avenue, Farington, Leyland**

**£965 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this charming three-bedroom, semi-detached property in the sought-after area of Farington, Leyland. Centrally located, this home offers a delightful living experience surrounded by a range of amenities and excellent travel links.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the remainder of the home. The lounge located to the front of the home, receives ample light from the front-facing window. This space is spacious and inviting, providing a comfortable space for relaxation and entertainment and provides access to the kitchen/diner towards the rear.

Moving through, the kitchen/dining room features newly fitted flooring and worksurfaces, with ample room for freestanding appliances, along with an integrated hob/oven. Adjacent to the kitchen, there is plenty of space to accommodate a four-person family dining table and a generous under stair storage space perfect for use as a utility or pantry. Access to the garden can also be found here.

Ascending to the first floor, you will find three bedrooms, including two doubles. The master bedroom and bedroom three both benefit from built-in wardrobe space, offering practical and stylish storage solutions. A family bathroom with a bath and an over-the-bath shower completes the first-floor layout, providing a relaxing space for your daily routines.

Externally, this property boasts a driveway capable of accommodating one car off-road, while on-road parking is available to the front. The front of the house features newly installed windows in 2022 whilst the rear garden is a true gem. Featuring a storage shed and a charming assortment of cherry, pear, and apple trees. It provides a tranquil outdoor space for relaxation and outdoor activities.

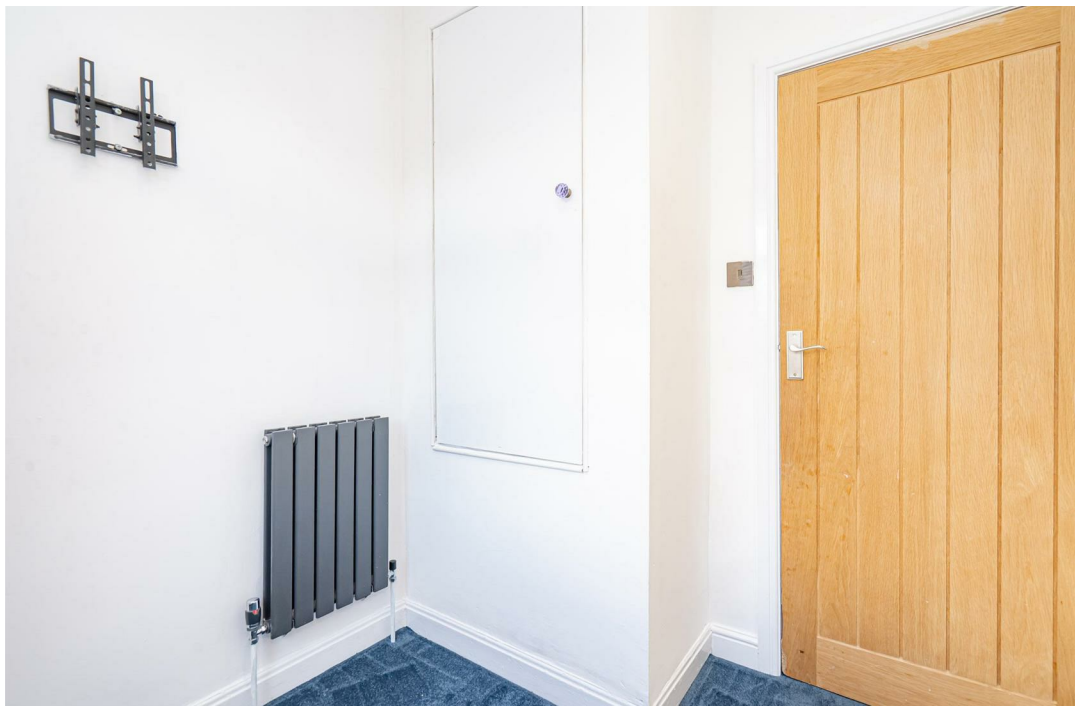




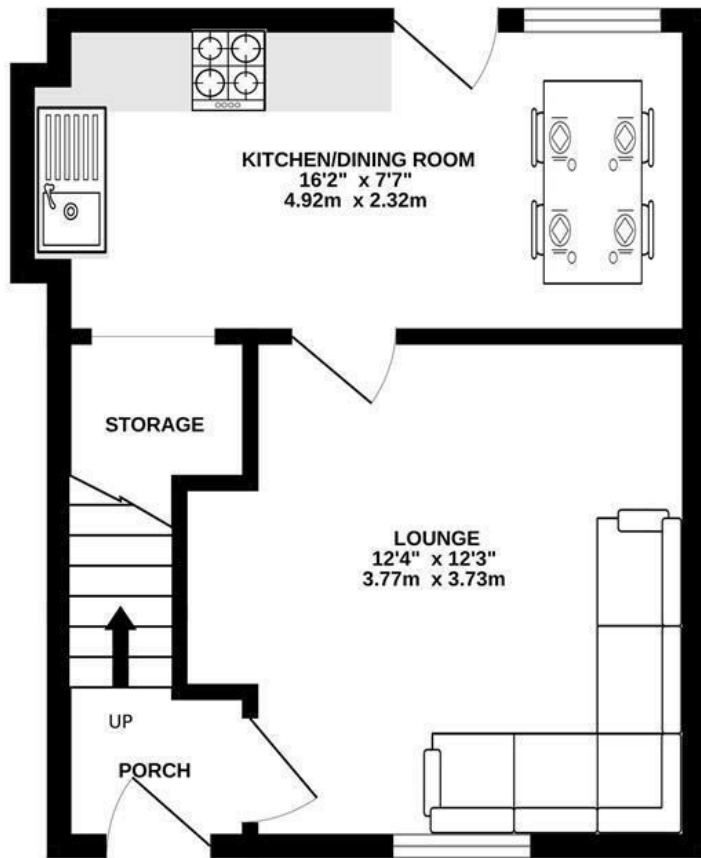




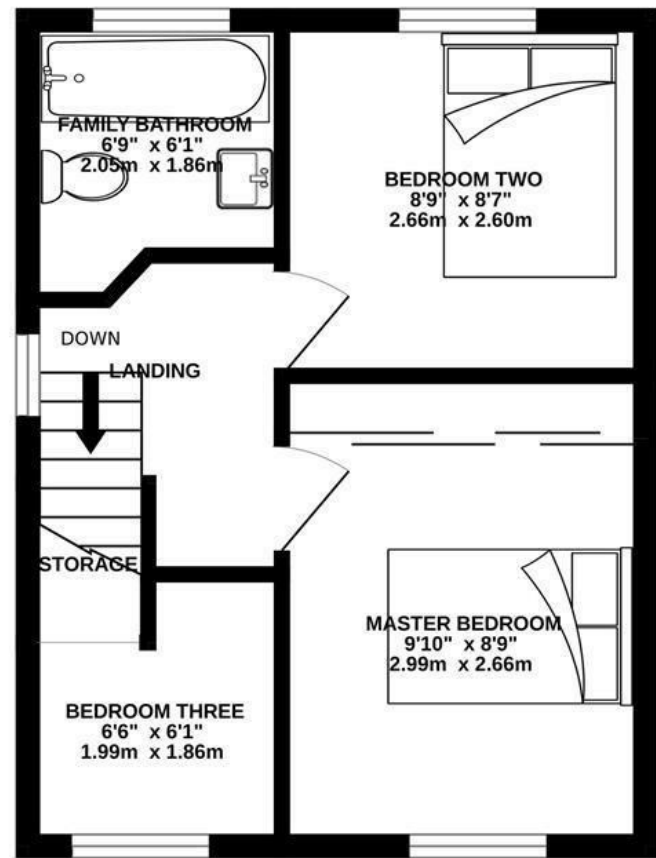




GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



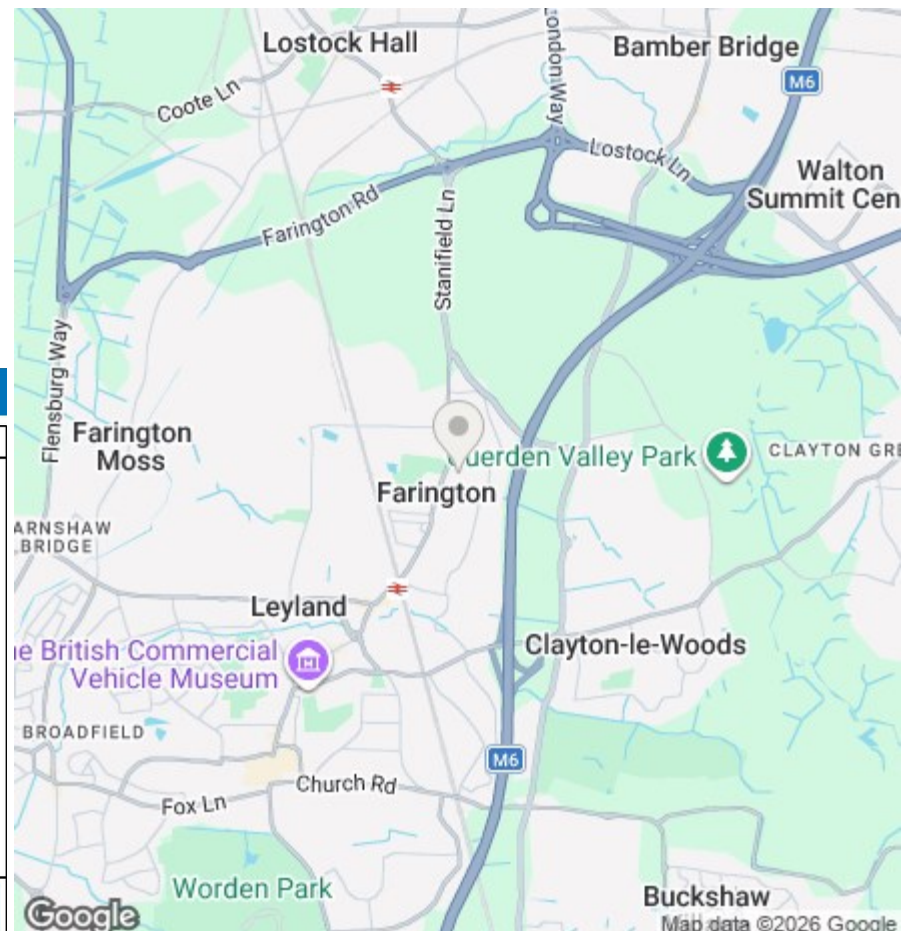
1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		