



Cherrywood Close, Leyland

£895 PCM

Ben Rose Estate Agents are pleased to present to the rental market this three-bedroom semi-detached property, ideally located on a quiet cul-de-sac close to the centre of Leyland. The home benefits from excellent local shops and amenities just a short distance away, along with convenient travel links providing easy access to Preston city centre and the nearby M6 motorway.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the right, double doors open into the spacious lounge, which features a charming fireplace and a large bay window overlooking the front aspect. The lounge flows seamlessly into the dining room through another set of double doors. The dining room offers ample space for a family dining table and provides access to both the kitchen and the conservatory.

The modern fitted kitchen offers plenty of storage, with an integrated oven and hob, along with additional space for freestanding appliances. A single door here leads out to the garden. The bright and airy conservatory provides versatile additional living space, ideal as a sitting room or playroom, with patio doors opening onto the garden.

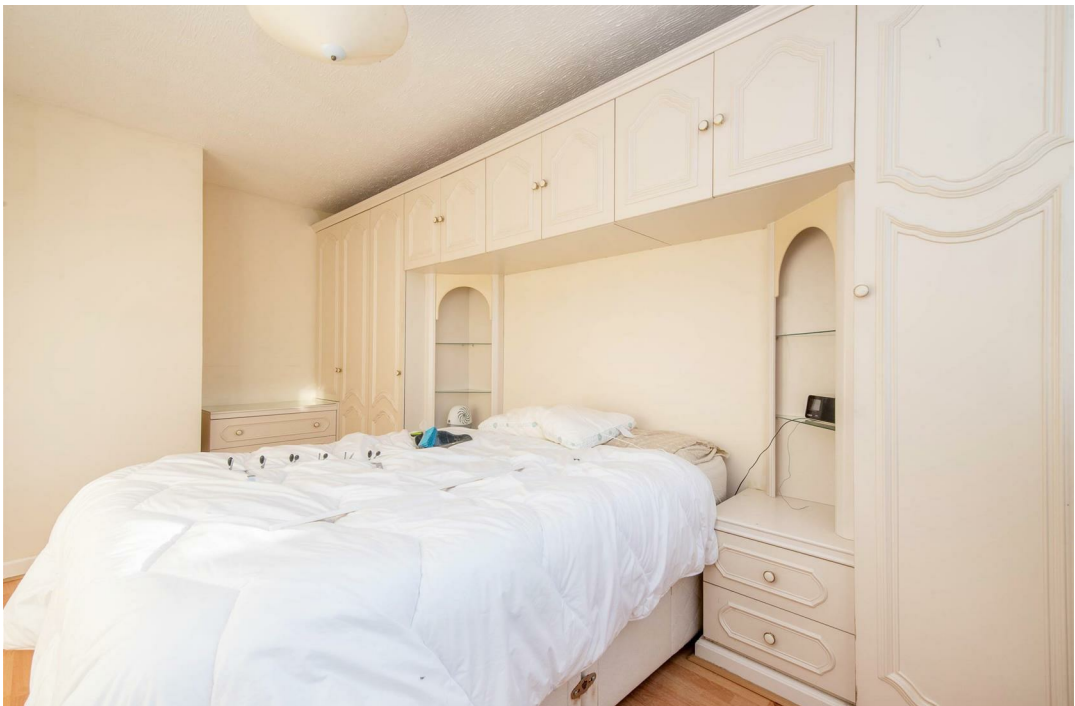
Moving upstairs, you will find three well-proportioned bedrooms, with the master and bedroom three benefiting from integrated storage. The three-piece family bathroom, fitted with an over-the-bath shower, completes this level.

Externally, at the front, the home boasts a gated driveway providing off-road parking for one vehicle. At the rear is a generously sized garden featuring a lawn and a raised patio area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







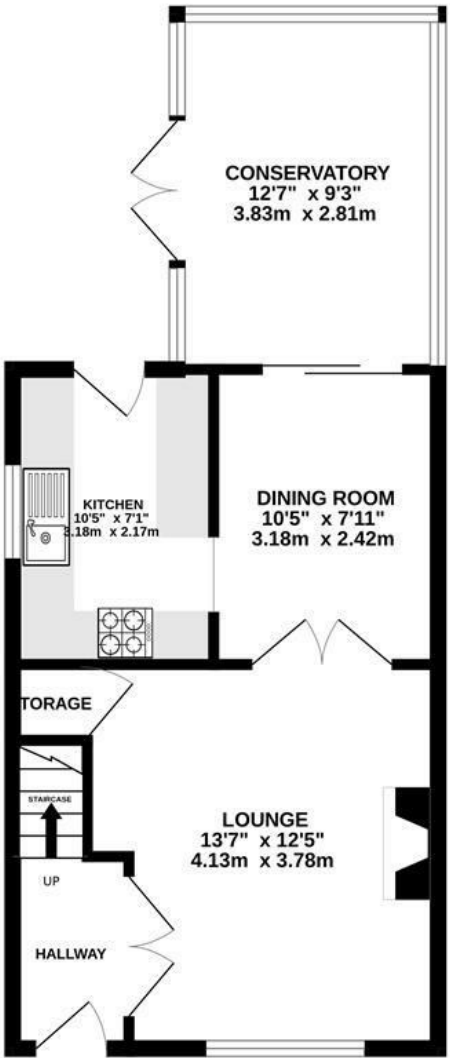




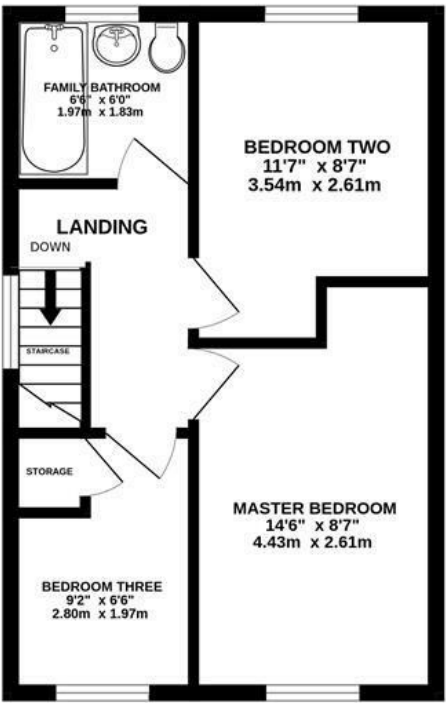


BEN ROSE

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

