

BEN ROSE



East Street, Farington, Leyland

£895 Per Month

Ben Rose Estate Agents are delighted to present to the rental market this beautifully refurbished three-bedroom mid-terraced house ideally placed in the heart of Leyland. Within close proximity to local amenities, including shops and schools, the property also benefits from excellent transport links with nearby bus stops and train stations, offering the perfect blend of peaceful living and accessibility.

Upon entering, you are welcomed by a hallway leading into the home's main living areas. The lounge lies to the front of the home and provides a cosy setting for relaxation, while the adjoining dining room, featuring patio doors that open onto the rear yard, is ideal for entertaining. The kitchen is equipped with a hob/oven and provides ample room for additional freestanding appliances and external access to the rear yard. A large family bathroom, complete with a toilet, sink, and a bath with an overhead shower, is conveniently situated on the ground floor. There's also a handy under-stair storage area, perfect for keeping the space clutter-free.

Upstairs, the property offers two spacious double bedrooms, each providing a tranquil space to unwind. A smaller third bedroom adds versatility, making it suitable for a home office, nursery, or other needs.

Outside, the property boasts a private rear yard, ideal for outdoor dining or enjoying some fresh air. On-street parking is readily available, ensuring convenience for both residents and visitors.

This pet-friendly property is perfect for families or professionals seeking comfort, convenience, and flexibility.







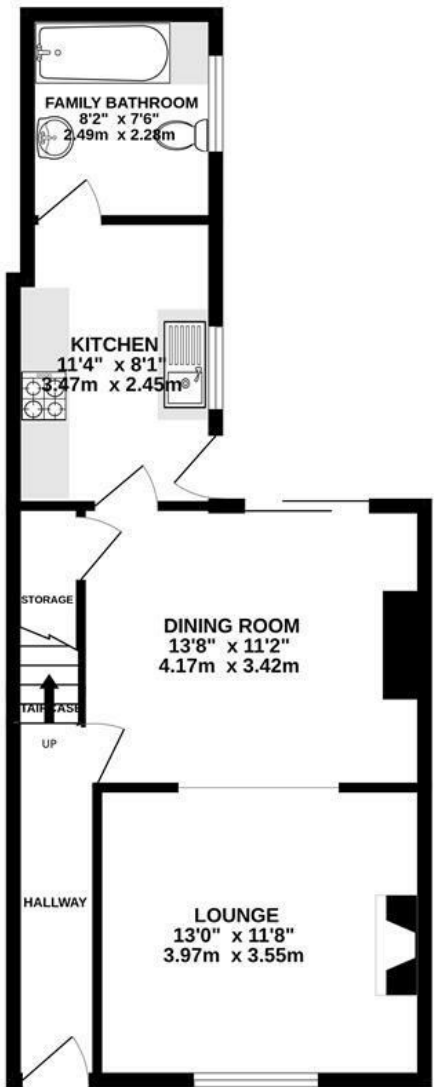




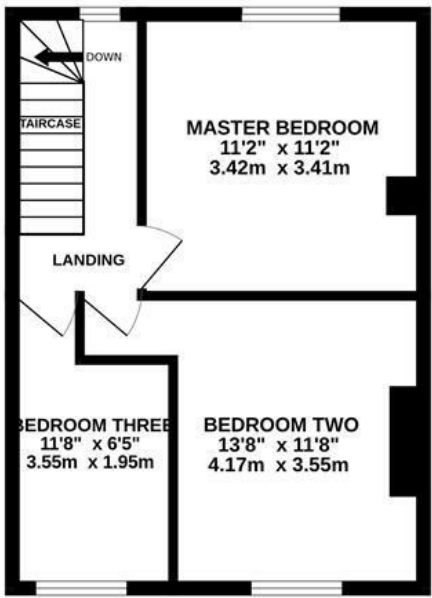


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GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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