



## Assembly Avenue, Leyland

**£995**

\*\*\* LET AGREED\*\*\*

Ben Rose Estate Agents are pleased to present the rental market this beautifully finished, three bed, terrace property on the continually popular residential development in Leyland. The property is a two minute drive from Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall where you'll find access to all ground floor rooms.

Immediately to your left you'll find the conveniently located WC whilst to the right, the modern kitchen/breakfast room. The stunning kitchen is of a good size and provides an abundance of worktop, integrated hob/oven with a breakfast bar for two.

To the rear, the lounge/diner receives an abundance of natural light via the patio doors, providing access to the garden. You'll also find ample space for a three piece sofa set and large family dining table here.

Moving upstairs, you'll find three good sized bedrooms, two sufficient in size to fit double beds and the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is a good sized, tarmac driveway with room for two cars. To the rear is a secluded garden, primarily lawned throughout, that benefits from tall wooden fencing and isn't overlooked by neighbouring properties.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

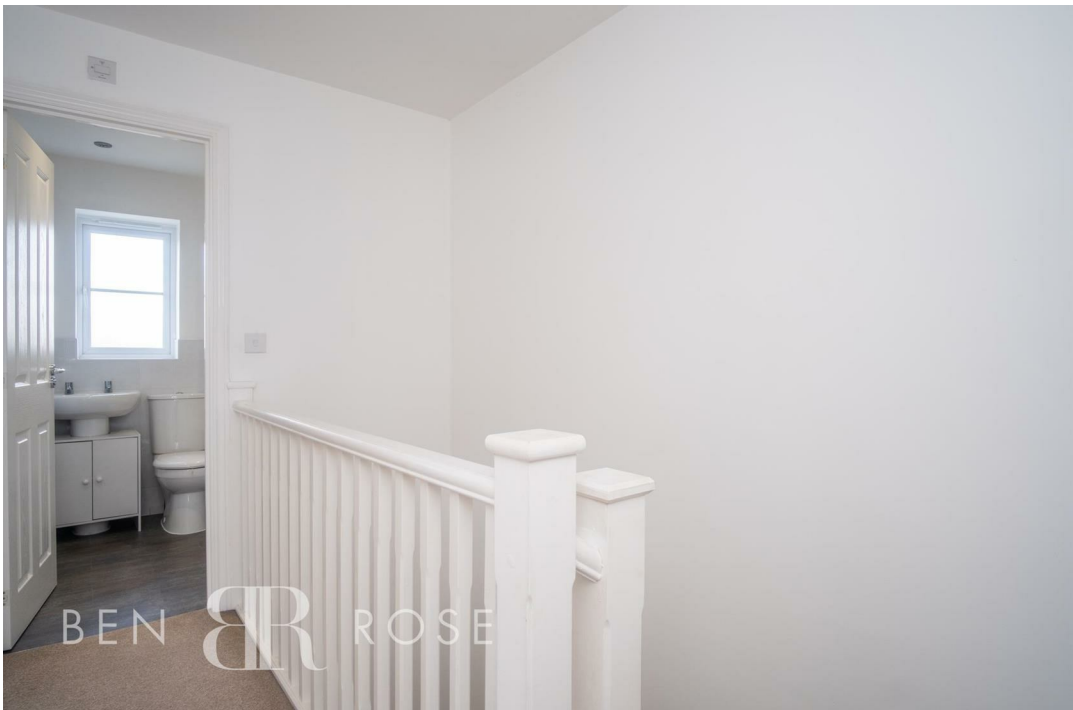



























# BEN ROSE

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		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
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