



**HOME TRUTHS**  
SALES AND LETTING AGENT



9 Stanley Avenue, Farington

PR25 4QS



£900 pcm



Three bedroom semi detached property with large garden and off road parking available to let in Leyland and is available immediately.

This spacious three bedroomed property, close to all local amenities and transport links, is well-presented property and is ideal for a young family or professional couple. The ground floor comprises of a good sized living room with feature electric fireplace. Moving through to the kitchen dining room equipped with integrated electric oven and hob and plenty of cupboard space and work top surfaces. There is space and plumbing for other appliances.



The first floor hosts two good size double bedrooms and a comfortable single. The family bathroom comprises panelled bath with shower over, wc and wash hand basin.

The property has a driveway and the rear back garden is a real suntrap with patio area, lawn, greenhouse and detached garage.

The property requires a deposit of £1038, including holding deposit of £205. The Zero Deposit Scheme is also available.

Council Tax Band: B

- Three bedrooms
- Garage
- Garden to front and rear
- Available now
- Zero Deposit Scheme available
- Off road parking



**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

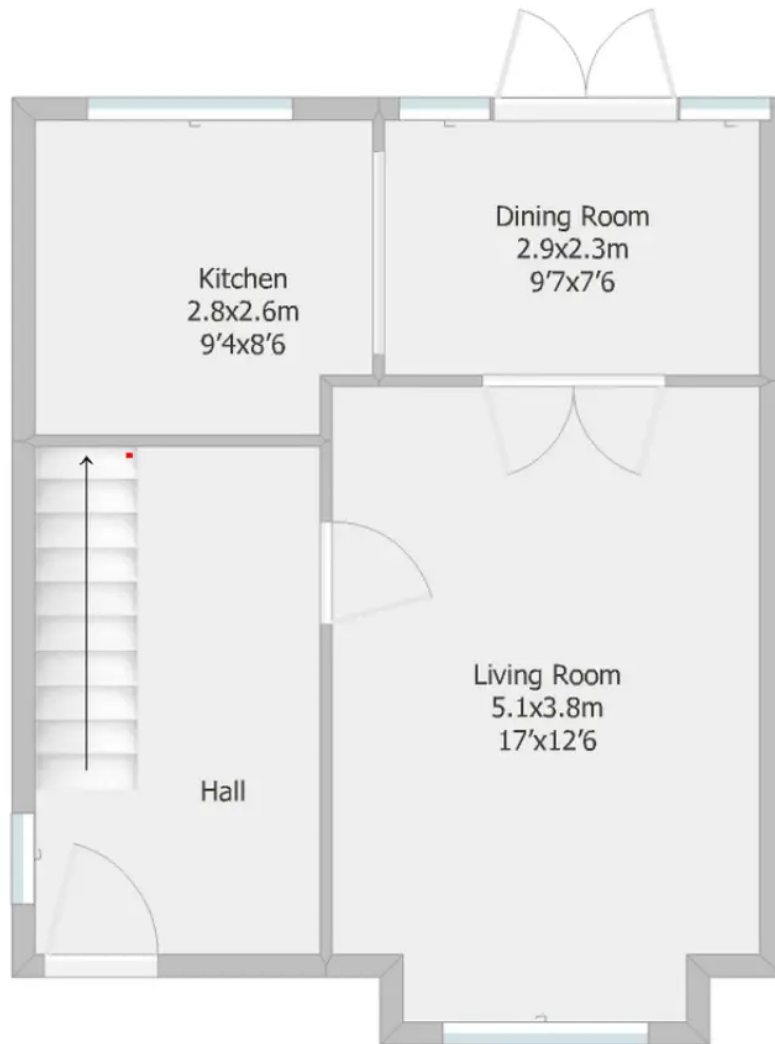
**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

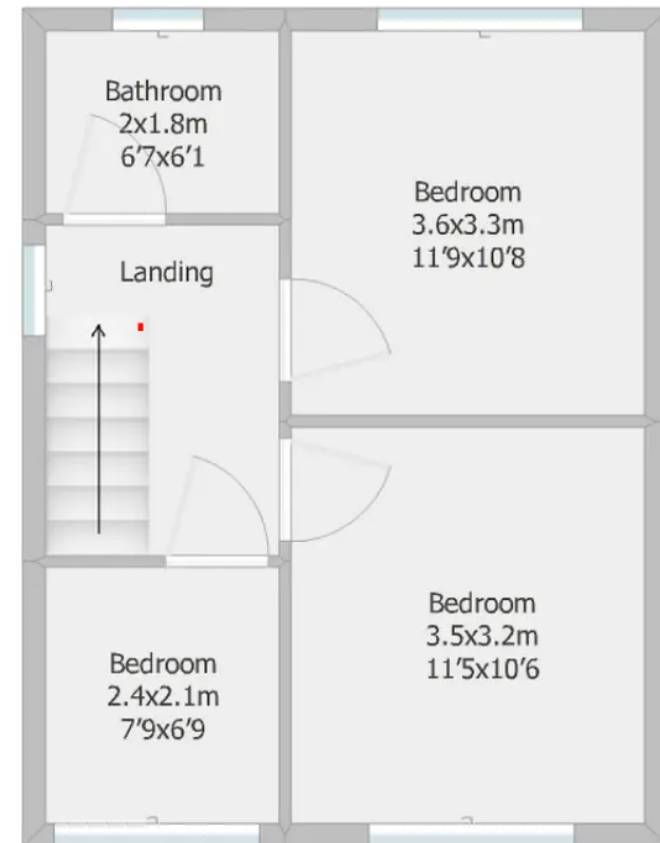
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First Floor  
34.4 sq m (approx)  
370.3 sq ft (approx)



Ground Floor  
32.3 sq m (approx)  
347.7 sq ft (approx)



Drawing is for illustrative purposes only and is not to scale. No responsibility is taken for any errors.  
Drawn using RoomSketch