

HOME  TRUTHS

Welsby Road, Leyland

PR25 1JB

 £900 pcm



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

This spacious two 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, tastefully decorated with electric fire and extra storage cupboards. Moving through to the large modern kitchen, equipped with integrated modern electric oven and hob and plenty of cupboard space and work top surfaces. Off the kitchen leads to the integral outhouse perfect for tools and gardening equipment with electric hook up and plumbing for a washing machine.

The first floor hosts two good size double bedrooms, the double to the front has a mini walk in wardrobe, the second double also has built in storage. The bathroom has been designed to be a wet room, equipped with WC, hand basin, bath and electric shower.

The property has ample parking and the rear garden is a real suntrap with wooden decking, space for your very own little vegetable patch and a large lawn.



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

Council Tax Band: B

- Semi detached
- Two bedrooms
- Off road parking
- Large rear garden
- Zero Deposit scheme available
- Available now



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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

737.83 ft<sup>2</sup>  
68.55 m<sup>2</sup>

**Reduced headroom**

8.57 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.