

HOME  TRUTHS

Mill Street, Farington

PR25 4GJ

  
£850 pcm





Three bedroom terrace property situated close to Leyland town centre local amenities and network links. This spacious and well-presented property is ready to move in to and available immediately.

From the entrance hall, step into the large reception room with plenty of space, feature fireplace and large picture window to the front. To the rear is the modern kitchen diner consisting of a range of wall and base units, integrated oven, fridge and space and plumbing for other appliances. There is also enough space for a large family dining table and access to the under-stair storage. Through the double doors is a large conservatory with laminate flooring. Patio doors lead out to the low maintenance garden enclosed by fencing with an access gate to the rear along with storage shed.

To the first floor are two great sized double bedrooms and a single room all with carpets. The three-piece modern family bathroom comprises of bath with shower over, wash hand basin, low level wc and heated towel rail.

The property is fully double glazed and has gas central heating and is the perfect place to call home. It is available now and requires a deposit of £980 including holding deposit of £195.





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Council Tax band: A

EPC Energy Efficiency Rating: D

- Two double bedrooms & one single room
- Feature fireplace
- Close to local amenities
- Off-road parking
- Virtual tour



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Floor 1



**Bathroom**  
1.78 x 1.87 m  
5'10" x 6'1"

Floor 2

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

84.7 m<sup>2</sup>

912 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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