



**99Home Ltd.**

99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
[:info@99home.co.uk](mailto:info@99home.co.uk)

---

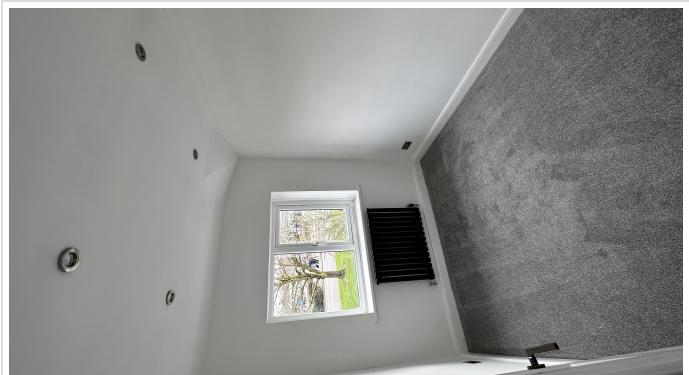
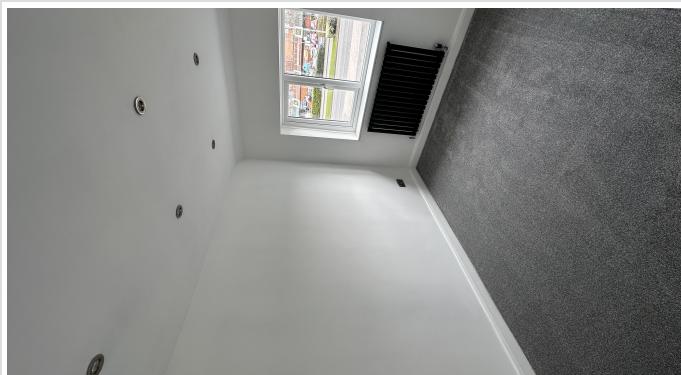
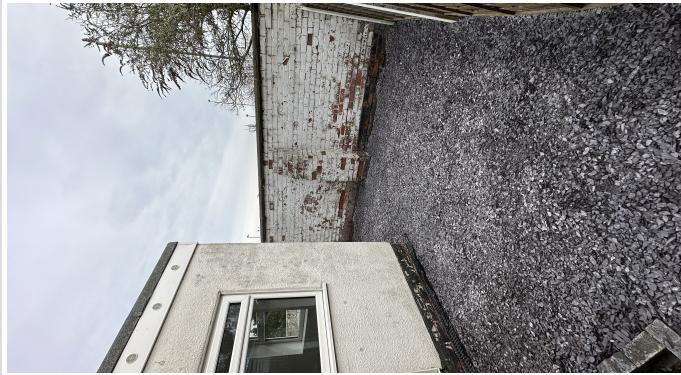
3 Bed Semi-Detached In Ruskin Avenue , Leyland, PR25 3ND

£995 Monthly



Ref:11409

**99**  
**HOME**  
ONLINE ESTATE AGENT



## SHORT DESCRIPTION

Property Ref: 11409 Recently renovated and modernised throughout. This 3 bed semi detached is ideal for a small family or couple. Ideally located in walking distance from Leyland town centre, with a variety of pubs, shops and supermarkets Street parking available outside. Property Type: Semi-detached Full Renting price: £750.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: A EPC rating: C Measurement: 688.89 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Gas Central Heating

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

## Ground Floor



## First Floor



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

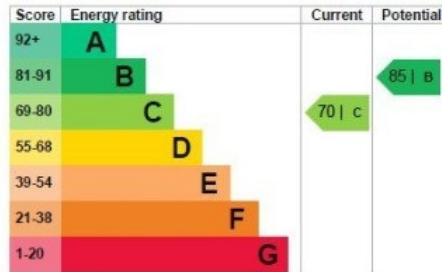
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

