

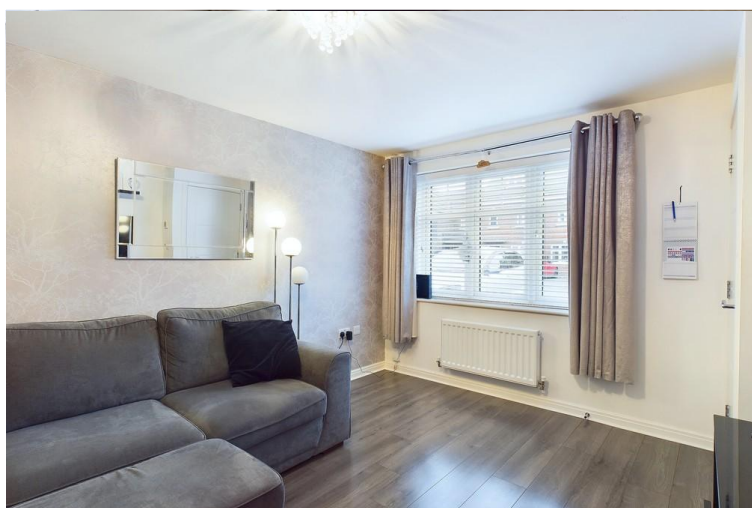


Pennington Drive
Farington Moss

- 3 Bed Town House
- Set Over 3 Floors
- Popular and Sort After Location
- Living Room

For Sale £220,000
EPC Rating 'B'





Property Description

3-Bedroom Town House | Set Over Three Floors

This spacious and well-presented three-storey town house is located in a popular and sought-after cul-de-sac in Leyland.

Ground Floor: The spacious living room is situated at the front of the property, providing a comfortable and welcoming space. The dining kitchen is modern and well-equipped, featuring integrated appliances including an oven, gas hob, and fridge/freezer. There is ample space for a dining table and chairs, and patio doors open onto the rear garden, allowing for plenty of natural light. A convenient WC is also located on this floor.

First Floor: This floor features two well-sized bedrooms and a modern family bathroom, which includes an over-the-bath shower.

Top Floor: The primary bedroom is located on the top floor and benefits from its own en-suite bathroom.



Exterior: To the front of the property, there are two private parking spaces. The rear garden is secluded and well-presented, featuring a patio area, perfect for outdoor relaxation.

Location: This home is ideally situated just a short distance from Leyland town centre, offering easy access to local schools, bus routes, and major transport links, including the M6, M61, and railway connections.

What We Love About This Property: "A beautifully presented home in a quiet cul-de-sac, offering spacious living across three floors, a private garden, and excellent access to local amenities and transport links."

Tenure: Freehold

Council Tax Band: C

LOCAL INFORMATION

FARRINGTON is a small village in South Ribble, Lancashire. Situated immediate north of Leyland. Farrington consists of villages, farms and moss land, modern residential development and an industrial area around Leyland Trucks headquarters and assembly plant. Within easy reach of the local amenities and highly regarded local primary and secondary schools, as well as colleges - whilst being particularly well-placed for transport and commuter links with M6 nearby.

HALLWAY

LIVING ROOM

13' 10" x 10' 6" (4.22m x 3.2m)

DINING KITCHEN

9' 11" x 13' 6" (3.02m x 4.11m)

WC

SECOND FLOOR

BEDROOM ONE

9' 5" x 10' 4" (2.87m x 3.15m)

ENSUITE

6' 2" x 6' 10" (1.88m x 2.08m)

FIRST FLOOR

BEDROOM TWO

8' 5" x 13' 7" (2.57m x 4.14m)

BEDROOM THREE

8' 5" x 13' 7" (2.57m x 4.14m)

BATHROOM

6' 2" x 6' 11" (1.88m x 2.11m)

OUTSIDE



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

74.29 m²
799.66 ft²

Reduced headroom

0.13 m²
1.4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements