



Goldcrest Avenue
Farington Moss

- **Immaculate 3 Bedroom Semi Detached**
- **Built in 2023**
- **High-Spec Upgrades Throughout**
- **Located on a Quiet and Modern Development on the Outskirts of Leyland**

For Sale £230,000

EPC Rating 'B'



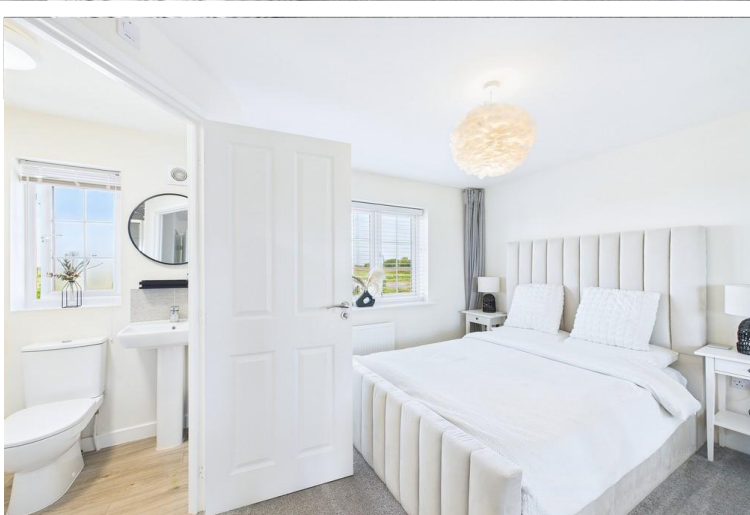


Property Description

Immaculate Three-Bedroom Semi-Detached Home with High-Spec Upgrades – Built in 2023

Located on a quiet and modern development on the outskirts of Leyland, this beautifully presented three-bedroom semi-detached property was built in 2023 and benefits from a substantial package of upgrades throughout. Offering contemporary living in a peaceful setting, this home is perfect for families, professionals, or first-time buyers seeking a turnkey property with modern features and convenience.

Upon entering, you're welcomed into a light and airy entrance hall that leads to a stylish open-plan dining kitchen. The kitchen is fitted with high-quality units and comes complete with integrated appliances, including a dishwasher, fridge freezer, washing machine, electric oven, and hob-ideal for modern family life or entertaining. To the rear, the spacious living room features double doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living.





Additional ground floor features include a downstairs WC and a useful understairs storage cupboard, providing practical space for everyday essentials.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a sleek en-suite shower room, while bedroom two is a comfortable double, and bedroom three makes an ideal single bedroom, nursery, or home office. The main family bathroom is fitted with a modern three-piece suite.

Outside, the rear garden is a generous size and features both a lawn and patio area-perfect for relaxing or alfresco dining. To the front, the property offers off-road parking for two vehicles and includes an EV charging point, catering to environmentally conscious buyers.

This is a superb opportunity to own a nearly new home in immaculate condition, set in a peaceful yet well-connected location close to local amenities, transport links, and green spaces.

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

DINING KITCHEN 12' x 11' 7" (3.66m x 3.53m)

LIVING ROOM 11' 9" x 14' 9" (3.58m x 4.5m)

WC

LANDING

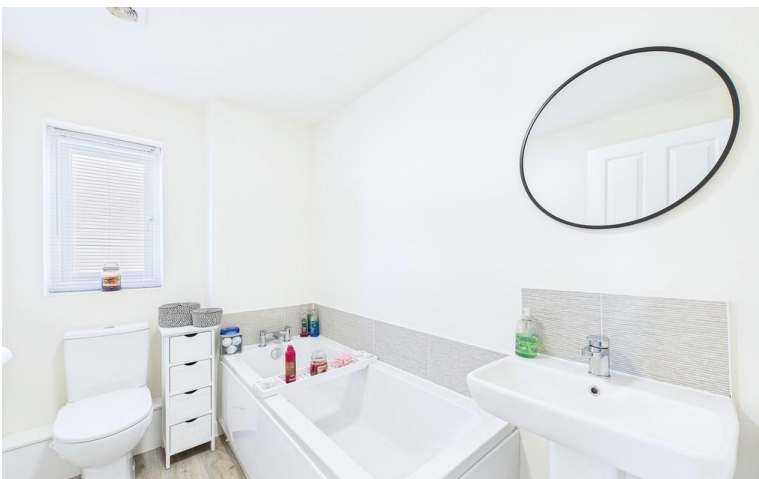
BEDROOM ONE 11' 1" x 11' 6" (3.38m x 3.51m)

ENSUITE

BEDROOM TWO 10' 5" x 8' 5" (3.18m x 2.57m)

BEDROOM THREE 7' 4" x 6' (2.24m x 1.83m)

OUTSIDE



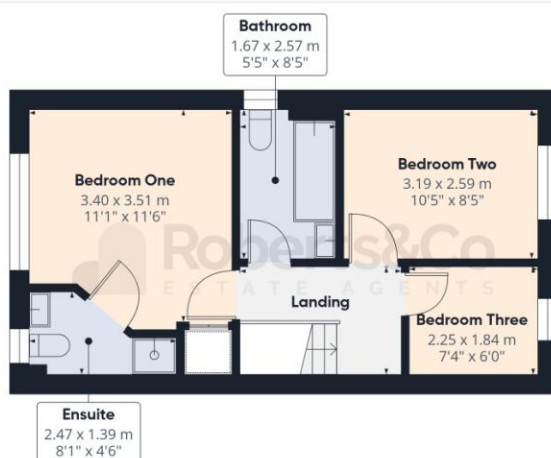


Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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

Approximate total area[®]

71.5 m²

769 ft²

(1) Excluding balconies and terraces

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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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