



redrose

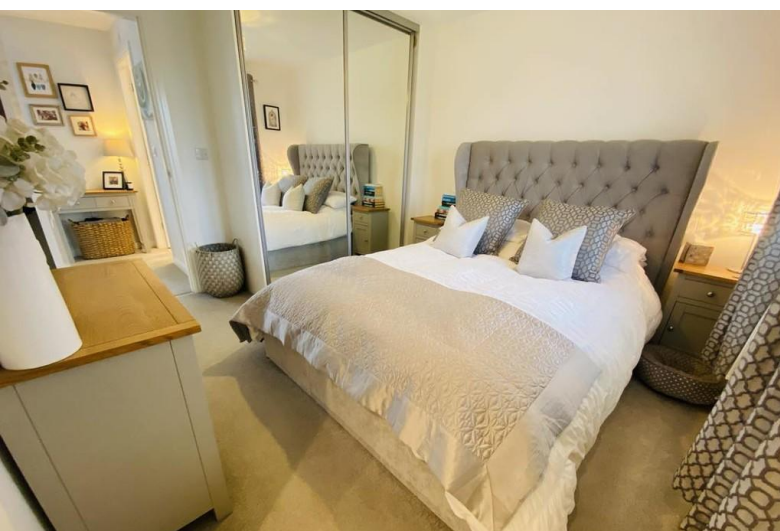
4 Beconsaw Drive

Farinton Moss, Leyland, PR26 6RW

Stunning 3 bedroom detached property, beautifully presented throughout with large lounge, kitchen/diner and three great size bedrooms. This lovely home has a large garden and driveway for several cars to the side. You really must view this lovely home to truly appreciate the space.

Asking Price Of £240,000

EPC Rating '88'





Property Description

OUTSIDE FRONT

Large lawn frontage with pathway leading to front door.

LOUNGE 10' 1" x 19' 0"

Beautifully presented dual aspect lounge with double glazed window to front and patio door to the rear. Ceiling light point and radiator.

KITCHEN/DINER 8' 4" x 17' 10"

Fabulous kitchen/diner with a range of wall and base units in contemporary grey with contrasting worktops. Integrated fridge/freezer, washing machine and dishwasher. Oven, gas hob and sink with drainer. Double glazed window to front and patio doors to rear. Laminate flooring throughout.

WC 5' 3" x 3' 1"

Low level WC, wash hand basin, double glazed window to rear, vinyl flooring and ceiling light point.

MASTER BEDROOM 10' 3" x 11' 3"





Lovely master bedroom with fitted wardrobes to one wall, double glazed window to front, ceiling light point, radiator and door to en suite.

EN-SUITE 6' 4" x 5' 7"

Great size en suite with large shower cubicle and glass screen, low level WC and wash hand basin. vinyl flooring, downlights and double glazed window to front.

BEDROOM TWO 8' 6" x 9' 5"

Another good size double with double glazed window to front, ceiling lights point and radiator.

BEDROOM THREE 8' 6" x 6' 1"

Currently used as an office with double glazed window to rear, ceiling light point and radiator.



BATHROOM 6' 8" x 6' 3"

Low level WC, wash hand basin and bath. vinyl flooring, ceiling light point and radiator. Double glazed window to rear.

REAR GARDEN

Much larger than average rear garden laid mainly to lawn with patio and side gate access.



DRIVEWAY

driveway to the side with ample parking for several vehicles

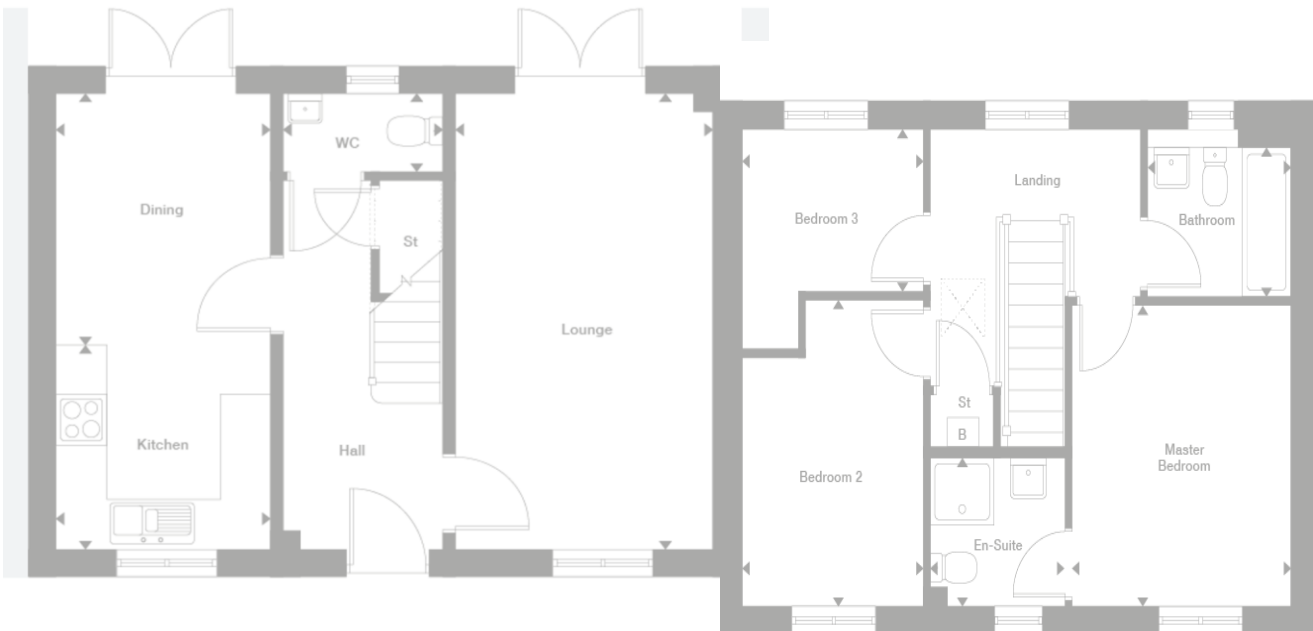
ENTRANCE HALLWAY

Spacious entrance hallway with doors to lounge, kitchen/diner and cloaks. ceiling light point, radiator and stairs to first floor.





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 and 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