



**Bispham Avenue, Farington Moss, Leyland**

**Offers Over £260,000**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom, detached home located in the sought-after area of Farington, Leyland. Situated in a peaceful cul-de-sac, this property boasts a wonderful blend of tranquility and convenience, being close to various amenities and enjoying excellent travel links with easy access to the M61 and M6.

The ground floor of the home offers a warm welcome through its inviting entrance hall, granting access to all the ground floor rooms. Towards the front, you'll find the spacious lounge, featuring a gas fireplace and benefiting from ample natural light through its large front-facing window. Double doors connect the lounge to the generous dining room, sufficient in size to fit a large family dining table, perfect for family gatherings, and providing easy access to the garden through another set of double doors.

Additionally, the under stair storage and partly converted integral garage, provides a good sized utility room, adding practicality to this level.

Towards the end of the hall lies the well-sized kitchen, offering ample worktops, an integrated hob and oven, and room for freestanding appliances. Completing the ground floor is the charming orangery, which overlooks and provides external access to the garden, adding a touch of elegance to the living space.

Ascending to the first floor, you'll discover three spacious bedrooms, each capable of accommodating a double bed, providing ample space for a growing family or guests. The four-piece family bathroom with both a bath and separate shower offers convenience and comfort. An airing cupboard located over the stairs provides additional storage options.

Externally, this property continues to impress. The driveway can comfortably accommodate two cars, making parking hassle-free. The outdoor tap and partially boarded loft further add to the practicality. The home is equipped with cavity wall insulation and solar panels, ensuring energy efficiency and reduced utility costs. To the front is an easy to maintain lawn, whilst to the rear an additional, easy-to-maintain garden boasts a predominantly lawned area, with flagged sections ideal for outdoor seating. You'll also find a shed and a greenhouse, perfect for gardening enthusiasts or for storing outdoor equipment.

In conclusion, this three-bedroom detached home in Farington, Leyland, offers a fantastic living space, complemented by its peaceful location in a cul-de-sac and its proximity to amenities and excellent travel links. The well-maintained interior, practical features, and lovely gardens make this property a must-see for any discerning homebuyer. Don't miss the chance to make this charming residence your own!



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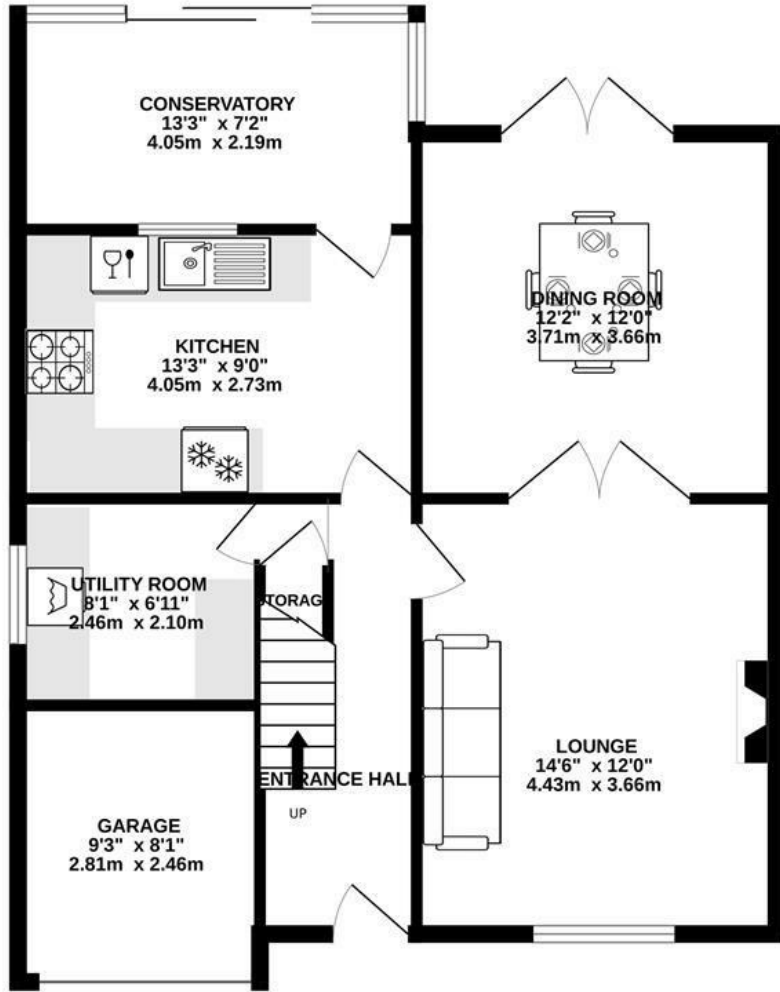




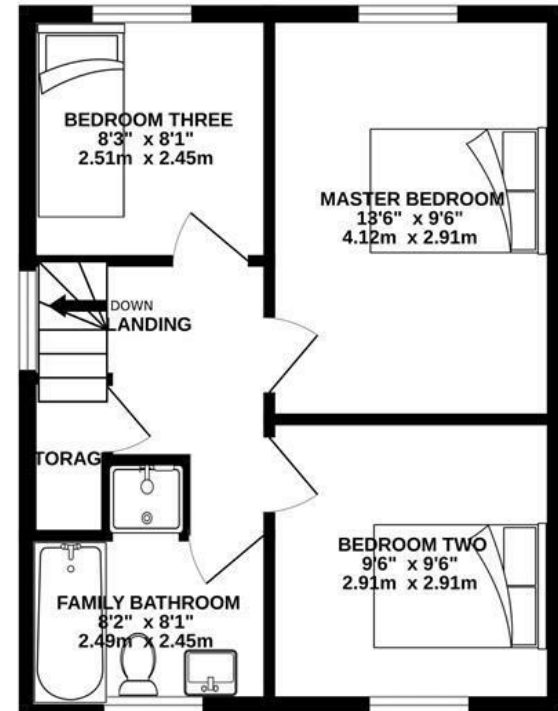




GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



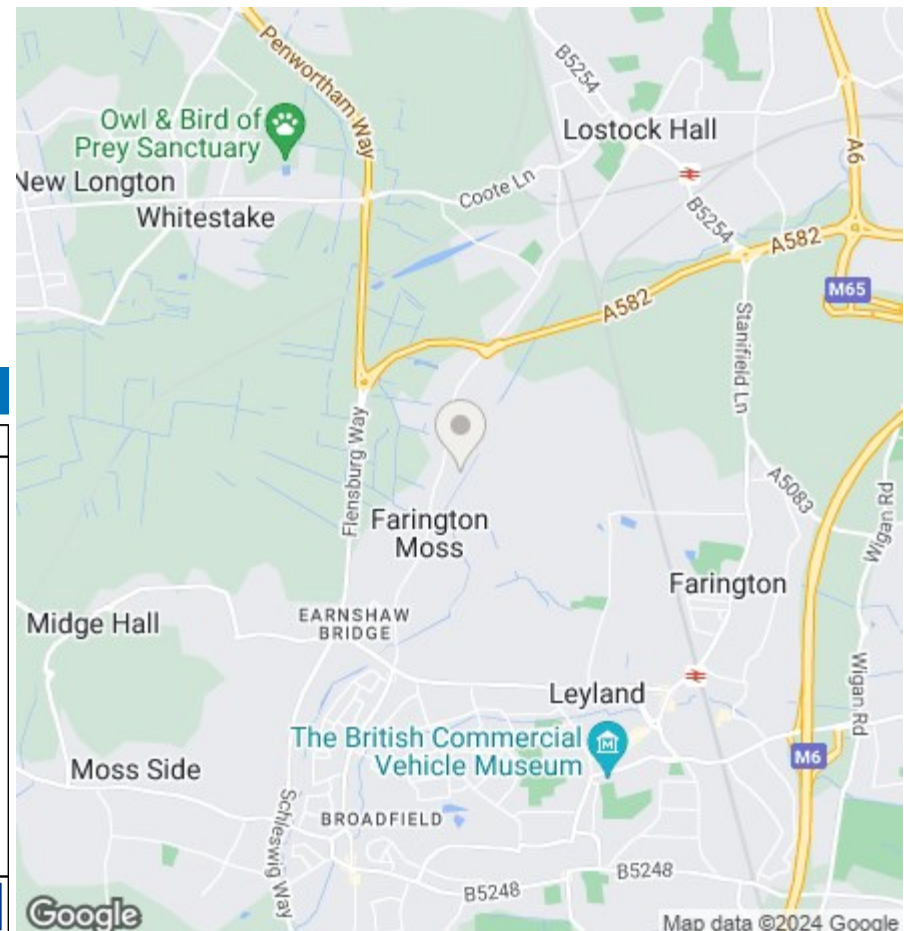
1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>81</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		