



Herringbone Street, Farrington Moss, Leyland

Offers Over £340,000

Ben Rose Estate Agents are pleased to present to market this perfect family home, an immaculately presented four-bedroom detached property located in the highly sought-after area of Farrington Moss. Nestled in the heart of a vibrant community, this lovely residence offers versatile living spaces in a prime location. Situated in close proximity to local amenities, travel links, a picturesque river walk, just a ten minute drive from Preston, and a leisurely twenty five minute stroll to Leyland's bustling high street full of local shops, restaurants and bars.

As you step through the front door into the welcoming entrance hall, you are greeted with a main hallway featuring a staircase leading to the first floor. To your right, the first door opens into a study with a view of the front, perfect for a home office. To the left, the hallway leads into a generously proportioned living room, an ideal space for family gatherings and relaxation. Continuing your tour, you'll find a convenient ground floor WC to the right, just after the study, providing added convenience. Further down the hallway, there is a utility room with a side entrance, perfect for appliances or extra storage. The hallway also offers ample storage space under the stairs.

At the end of the hallway, you'll discover a beautiful kitchen/diner. This open and airy space boasts integrated appliances and patio doors that lead to a well-maintained garden with a paved patio area, perfect for enjoying outdoor living.

Ascending the staircase to the first floor, you'll find four double bedrooms, offering plenty of space for a growing family. The master bedroom has views to the front of the property and features a three-piece en-suite bathroom. Continuing down the landing, you'll find three more bedrooms, each with plenty of space and potential. Bedroom two offers additional storage for your belongings while bedroom three has a three-piece en-suite, ensuring comfort and convenience. Completing this floor, there is a three-piece family bathroom and an airing cupboard.

Outside, this property offers generous parking with a driveway that accommodates three cars, leading to a detached single garage. The well-maintained garden extends to the rear and features a paved patio area, providing the perfect backdrop for outdoor gatherings, barbecues, or simply enjoying the tranquility of your own space. The front garden adds to the home's charming curb appeal, making this property truly special.

In summary, this meticulously maintained home boasts versatility, generous parking, and a beautiful garden, making it the perfect family residence. With excellent nearby amenities, convenient travel links, and picturesque surroundings, this is a unique opportunity to embrace a lifestyle of comfort and convenience. Don't miss the chance to make this house your home.















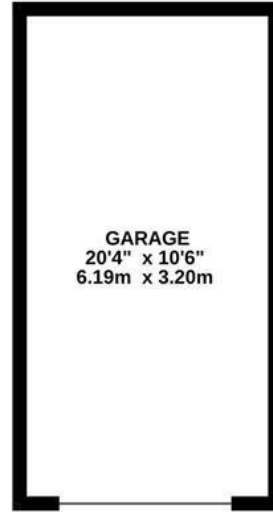
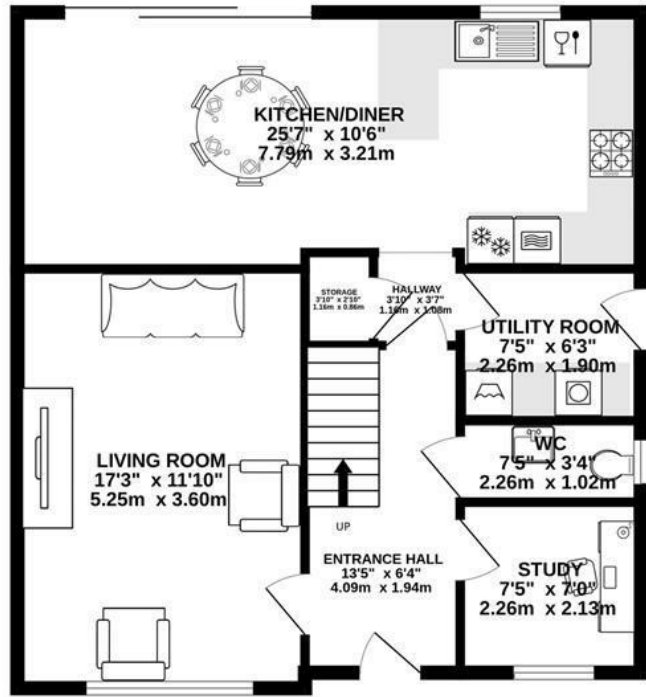




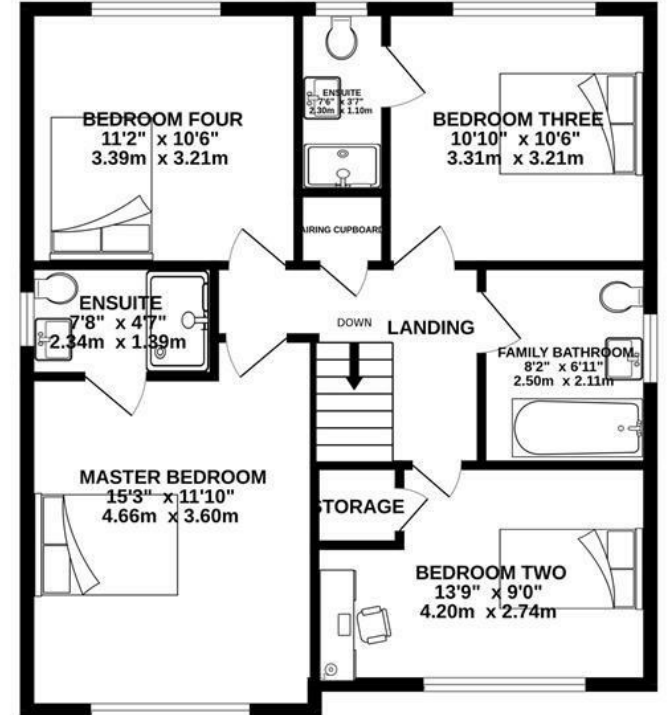


BEN ROSE

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.0 sq.m.) approx.

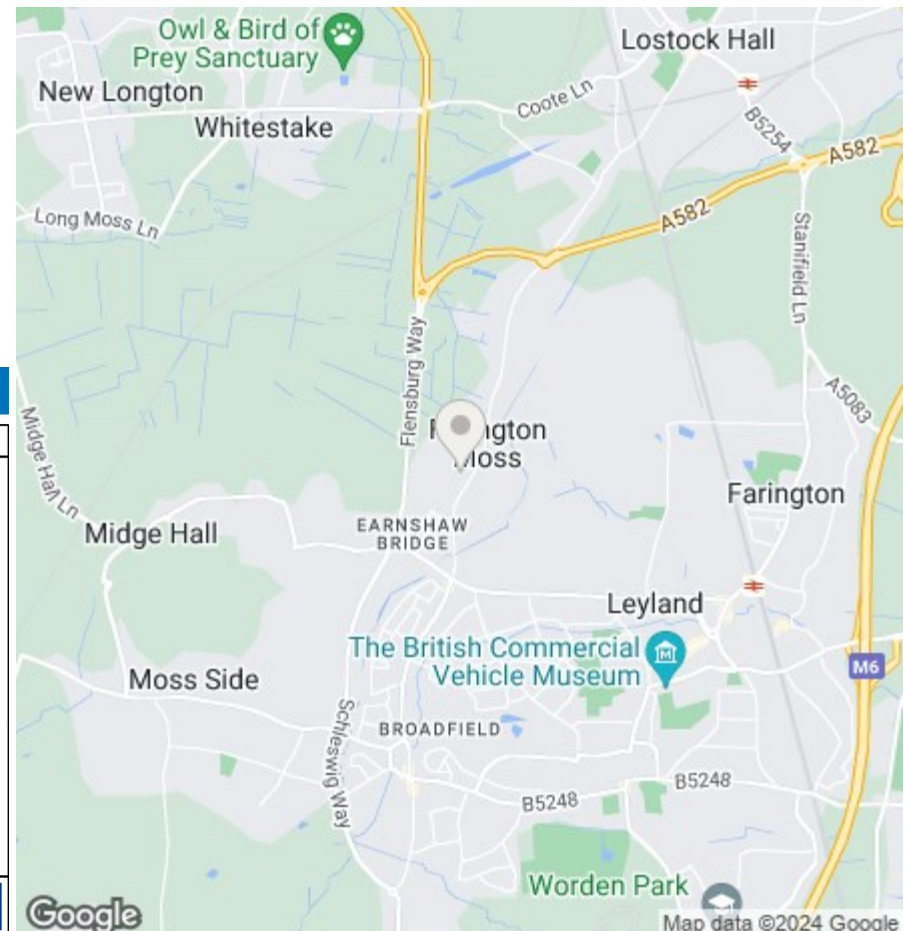


TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

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) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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