



Crown Street, Farington, Leyland

Offers Over £150,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-of-terrace home in Leyland. This family home boasts both front and rear gardens, creating a delightful living space. Conveniently situated for modern living, this property offers on-street parking, easy access to local amenities, and excellent travel links.

As you step into the home, you are welcomed by a well-lit entrance hall leading into a spacious lounge, perfect for family gatherings. The kitchen/diner is a focal point of the ground floor, providing a functional and inviting space. A convenient utility room and rear hallway with under stairs storage enhance the practicality of the layout, ensuring a seamless flow throughout the ground floor.

Moving to the first floor, you'll find a master bedroom with built-in wardrobes, offering ample storage. Two additional bedrooms, including a second double bedroom and a cosy third bedroom, make this home ideal for a growing family. The family bathroom, complete with a bath with shower over, toilet, and sink, caters to both convenience and comfort.

Venturing outside, the property features a rear garden with a lush lawn, raised decking and a new shed, providing an ideal space for outdoor activities and leisure. The side access enhances convenience and accessibility, connecting front and rear gardens.

The home is complemented by gas central heating fitted just two years ago, ensuring warmth and energy efficiency. Additionally, the boarded and insulated loft adds valuable storage space.

In summary, this three-bedroom end-of-terrace in Leyland is a delightful family home, offering a perfect blend of comfort, convenience, and outdoor enjoyment. With well-appointed rooms and thoughtful features, this property is ready to welcome its new owners.





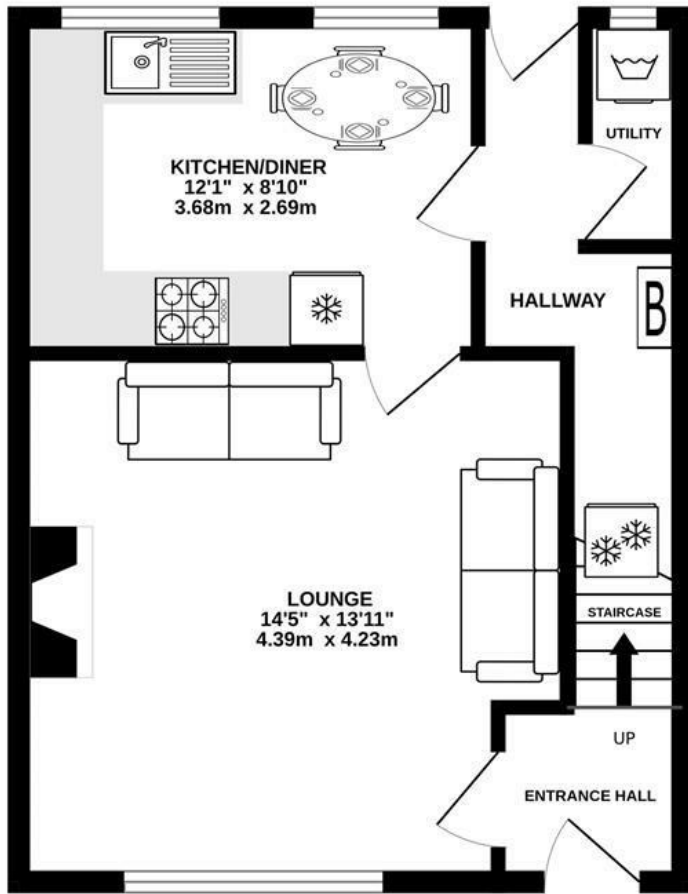




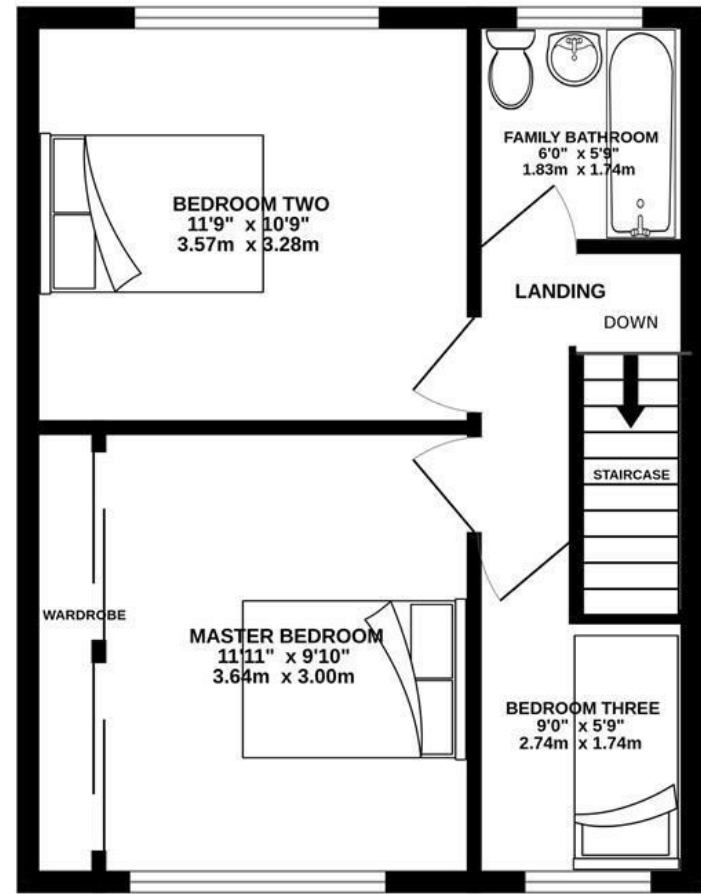




GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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 | | |
| (81-91) B | | |
| (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 | |