



**Highfield Avenue, Farington, Leyland**

**Offers Over £375,000**

Ben Rose Estate Agents are pleased to present to market this deceptively spacious, six bedroom detached property in a much sought after area of Leyland. This would be an ideal family home offering an abundance of versatile space throughout. Situated near to Leyland town centre and its superb local schools, shops and amenities whilst only being a ten minute drive from the award winning Worden Park, there is also fantastic travel links from Leyland train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally upon entering you'll find a welcoming porch offering access to the entrance hall. Here you'll find the stairs, under stair storage, along with a three-piece shower room, access to the lounge, and majority of other ground floor rooms.

The lounge is located to the front of the home and benefits from two large front-facing windows and a log burning fireplace.

Continuing through, the dining room provides ample space for a large family dining table, perfect for family gatherings and seamlessly connects to the open-plan kitchen. Also found here is access to bedroom six via a set of French doors. This space is currently utilised as an office, but is sufficient in size to comfortably accommodate a double bed.

The modern kitchen is of generous size and benefits from ample worktops and a large range finder cooker. There is access to the rear garden and room for an additional dining table or breakfast bar here.

The hall, found just off the dining room also leads to an additional reception/sitting room, with access to the garden via a set of patio doors and a spacious double bedroom. These rooms are complimented by a three-piece shower/wet room.

Ascending to the first floor, you'll find four bedrooms, including two spacious doubles with built-in storage. Bedroom two boasts a generous walk-in wardrobe whilst bedrooms three and four accommodate single beds, and would also serve as home offices, or nurseries. A four-piece family bathroom with bath and separate shower completes this floor.

Externally to the rear is a generous garden, with both lawned and flagged areas. This delightful space also benefits from not being overlooked and provides rear access to the single integrated garage. To the front lies a large driveway capable of accommodating multiple cars. Nestled in a quiet cul-de-sac, this home offers a peaceful retreat within reach of essential amenities, making it an ideal family residence. Don't hesitate to make it yours!



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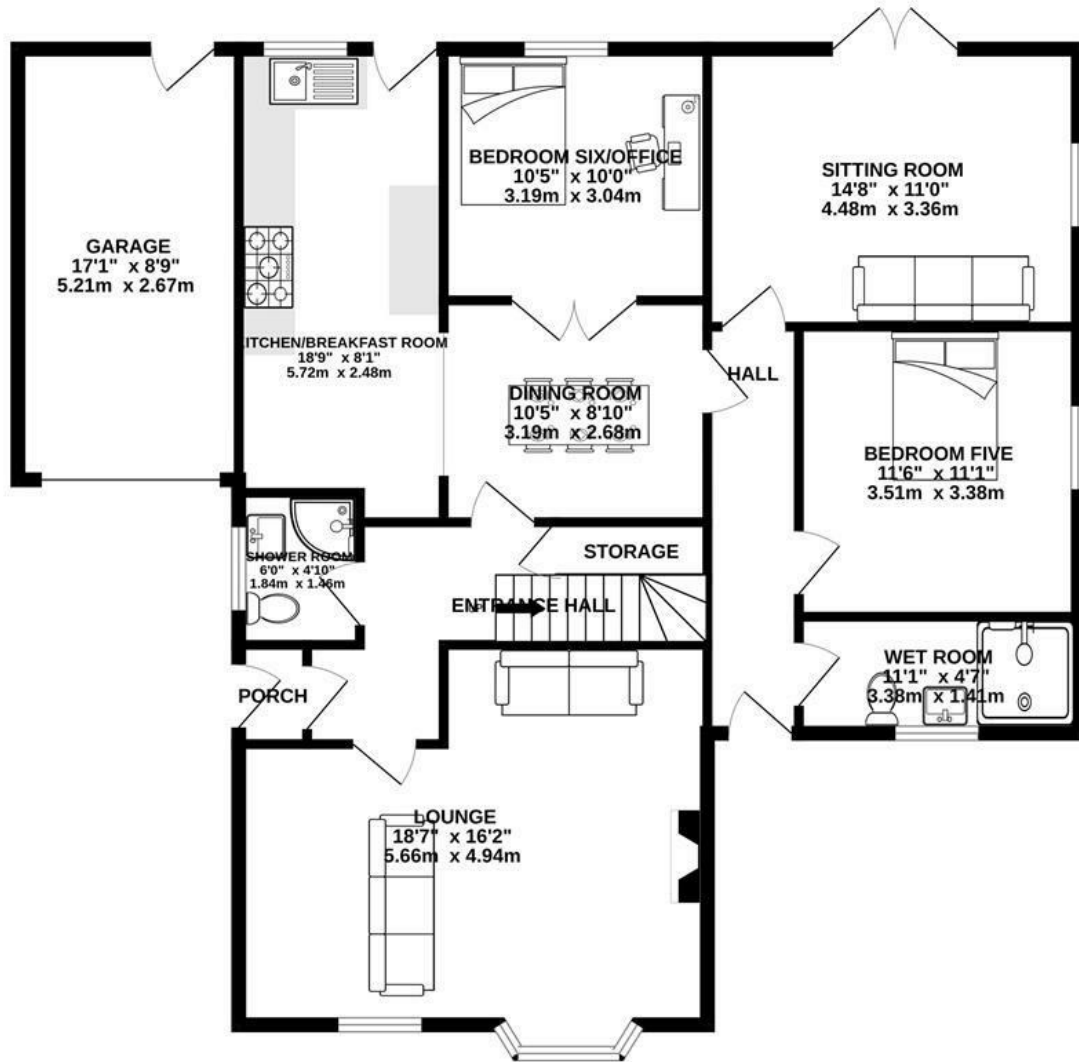




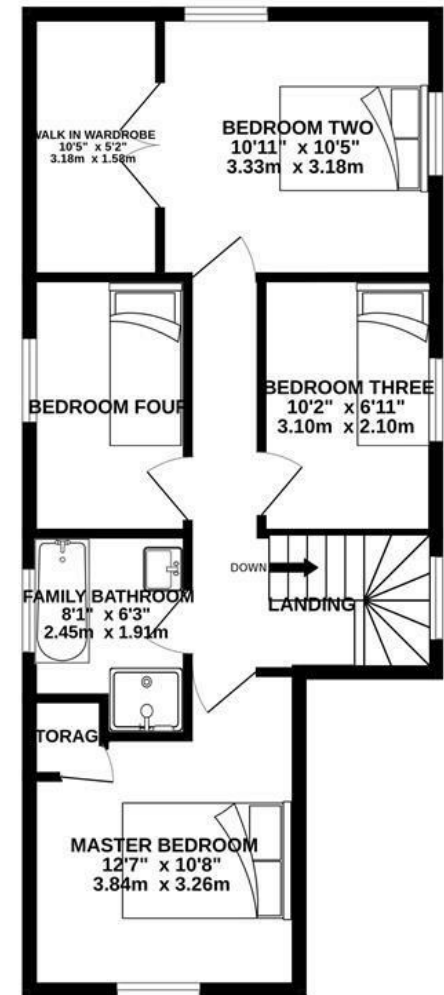


# BEN ROSE

GROUND FLOOR  
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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	