



**East Street, Farington, Leyland**

**Offers Over £125,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced house in Leyland. Situated within easy reach of local amenities, including shops and schools, and with excellent transport links, including nearby bus stops and train stations, residents here enjoy both tranquillity and accessibility.

As you step through the front door, you are greeted by a welcoming hallway, leading you into the heart of the home. The lounge offers a cosy space to unwind, while the adjacent dining room, adorned with patio doors opening to the yard, invites gatherings and entertaining. The kitchen is equipped with modern amenities, and there's a convenient family bathroom tucked away, complete with a toilet, sink, and a bath with shower over. Additional storage space is found under the stairs, ensuring clutter-free living.

Ascending the stairs, you'll find two generously sized double bedrooms, each providing a peaceful retreat for relaxation. A small third bedroom offers versatility, perfect for use as a home office or nursery, catering to your family's needs with flexibility and style.

Externally, the property offers a rear yard, providing a private outdoor space for al fresco dining or simply enjoying the fresh air. On-street parking ensures convenience for residents and guests alike.

In summary, this delightful terraced house in Leyland offers comfortable living spaces, convenient amenities, and a good location, making it an ideal choice for those seeking a place to call home.







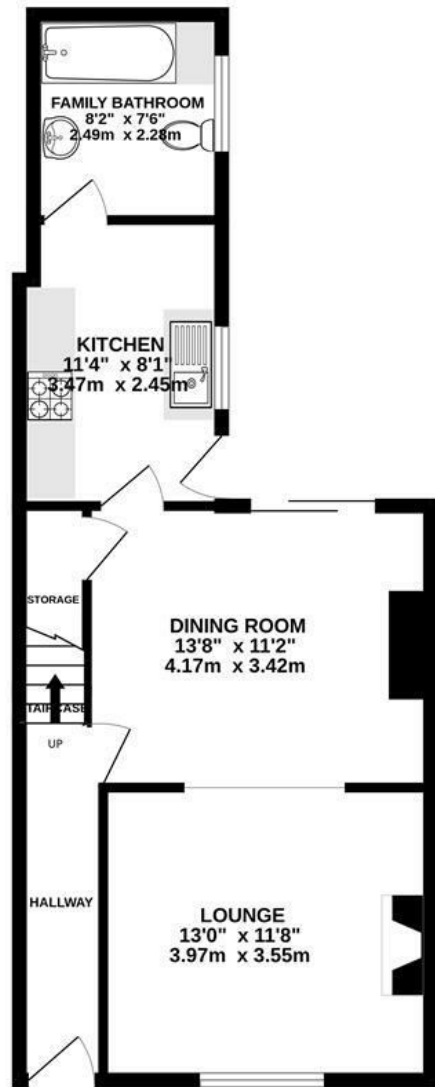




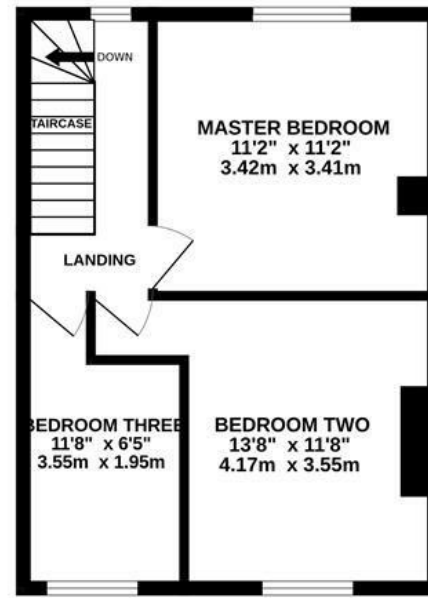


# BEN ROSE

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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

	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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: **60** (D)  
Potential rating: **74** (C)

## 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	