



**Bristol Avenue, Farington, Leyland**

**£190,000**

Ben Rose Estate Agents are pleased to present to the market this two-bedroom semi-detached dormer bungalow situated in a highly sought-after area of Leyland. This property would be an ideal choice for a first-time buyer or a small family looking to upsize. Positioned close to Leyland town centre, it enjoys proximity to superb local schools, shops, and amenities, with excellent travel links provided by nearby Leyland train station and the M6 and M61 motorways. We highly recommend viewing at your earliest convenience to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall, where you'll find the majority of rooms. The spacious lounge boasts a feature fireplace and front facing window, allowing ample natural light into the space. The open-plan kitchen/dining room offers an integrated oven and space for other additional freestanding appliances, while the dining area offers access to under-stair storage and ample space for a large family table. Additionally, on this floor, you'll find the master bedroom with fitted wardrobes and the three-piece family bathroom with an over-the-bath shower.

Moving upstairs, you'll discover the second bedroom and two large eaves storage spaces that offer the potential for extension of the dormer.

Externally, to the front of the property is an extended driveway that has room for multiple cars and backs onto a lawned front garden. The driveway leads up to the single detached garage and the North facing garden that has been paved and has options for a lawn to be added. The garden also offers good privacy from the tall fencing and shrubs.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice











BEN ROSE



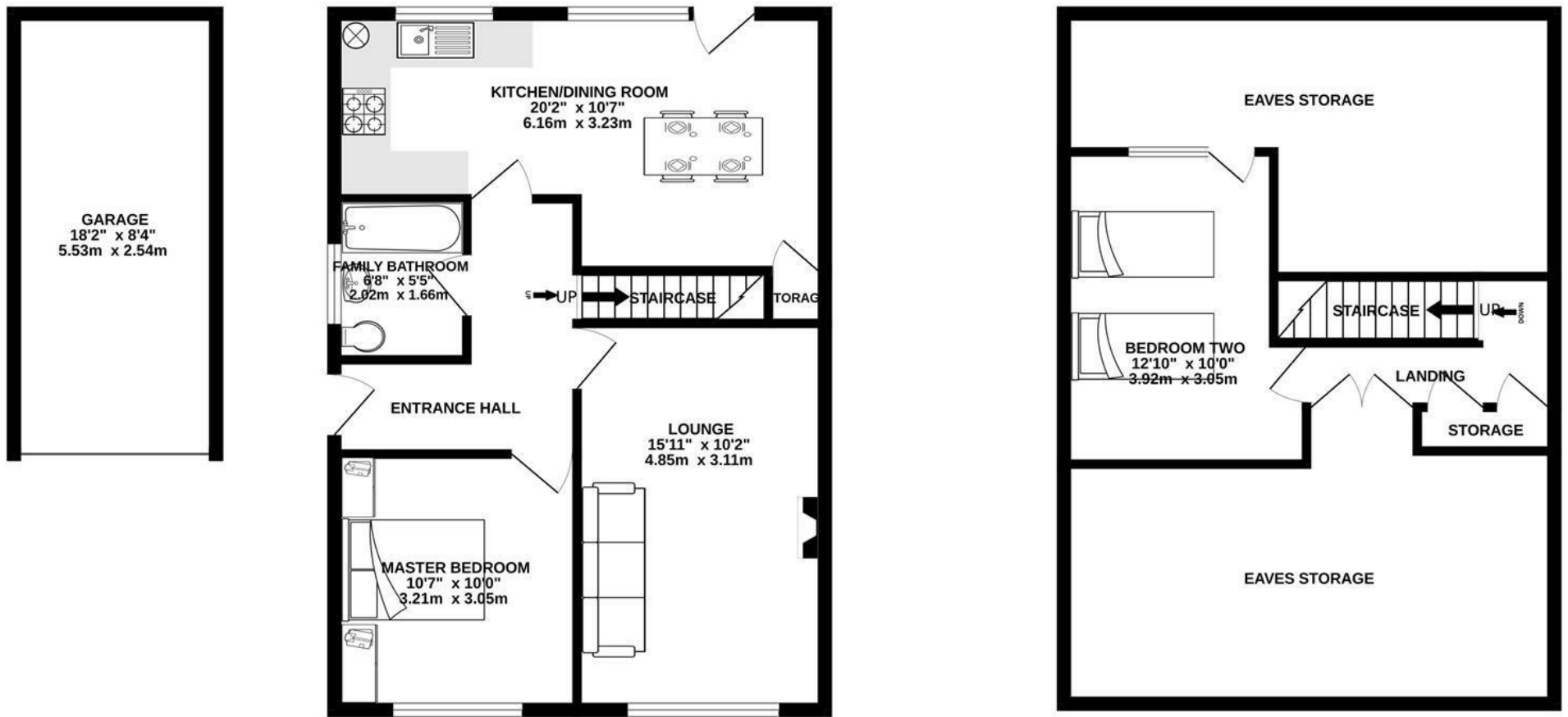
BEN ROSE



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GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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	

