



## School Street, Farington, Leyland

**Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom, mid-terrace property situated just outside of Leyland town centre. This ideal home for first-time buyers offers close proximity to Leyland train station, providing direct routes to Preston and Manchester. Leyland town centre, a short walk away, boasts supermarkets, cafes, and amenities right on your doorstep providing an abundance of daily convenience. Additionally, local bus routes and nearby motorways M6, M61, and M65 enhance connectivity.

Entering the home, you are welcomed by a reception hall with a staircase leading to the first floor. The spacious front lounge features a charming fireplace, creating a cozy ambiance. The dining room offers ample space for a large dining table and presents the flexibility to serve as a second reception room or swap with the lounge. The kitchen, with integrated oven and room for freestanding appliances, provides through access to the yard.

Ascending to the first floor, you'll find three bedrooms, with bedroom two benefiting from a fitted wardrobe. A modern fitted family bathroom completes this level, featuring an over-the-bath shower for convenience.

Externally, the property offers on-road parking space to the front. The rear boasts a convenient yard area, with potential for private off-road parking accessible via the private road located behind the home.

In summary, this property combines practicality with charm, offering a comfortable living space and convenient access to amenities and transport links, making it an attractive option for discerning buyers.









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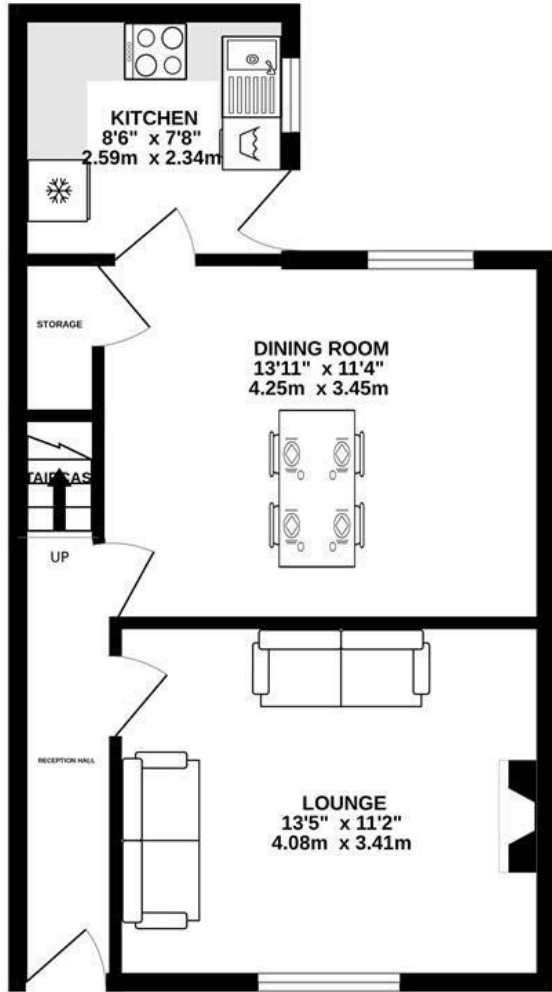


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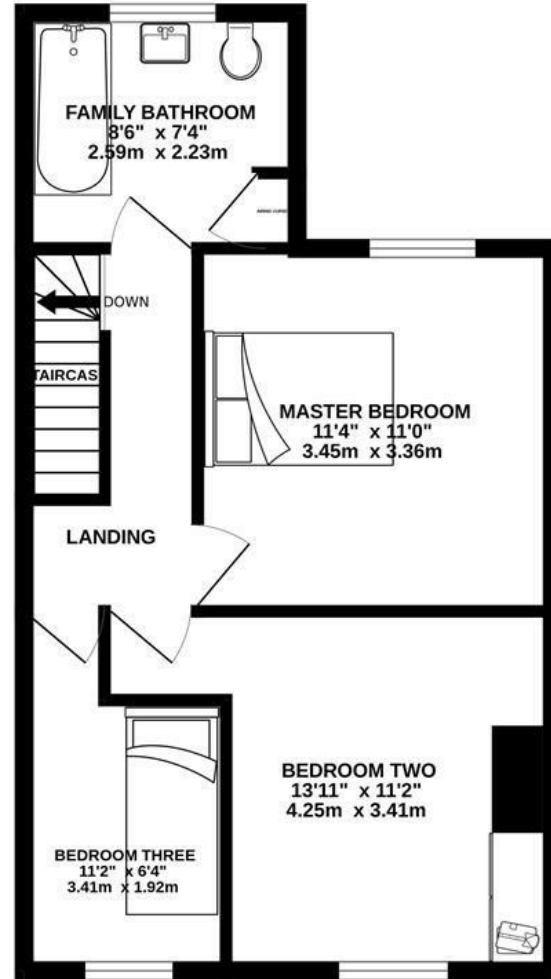


# BEN ROSE

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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>		
(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	