



**Grasmere Avenue, Farington, Leyland**

**Offers Over £225,000**

Ben Rose Estate Agents are pleased to present to market this modern three-bedroom detached house in Leyland. Nestled in a sought-after location, this home offers gardens and driveway parking, with easy access to nearby travel links and amenities.

As you step inside, you are welcomed into a bright hallway leading to the spacious lounge. The adjacent kitchen/diner boasts French windows opening onto the rear garden. A convenient WC and under-stairs storage complete the ground floor layout.

Ascending to the first floor, the master bedroom features built-in wardrobes and an ensuite with shower, toilet, and sink. Two additional bedrooms, one a double and the other a single. The family bathroom is equipped with a bath, sink, and toilet, and there is a further storage cupboard accessed from the landing.

Externally, the property features an enclosed rear garden with a patio area and a well-maintained lawn. A front garden provides further green space, while driveway parking offers space for multiple vehicles.

In summary, this delightful detached home with gardens and driveway parking offers a fantastic opportunity for comfortable living in a desirable location. Don't miss out on making it yours!



BEN ROSE



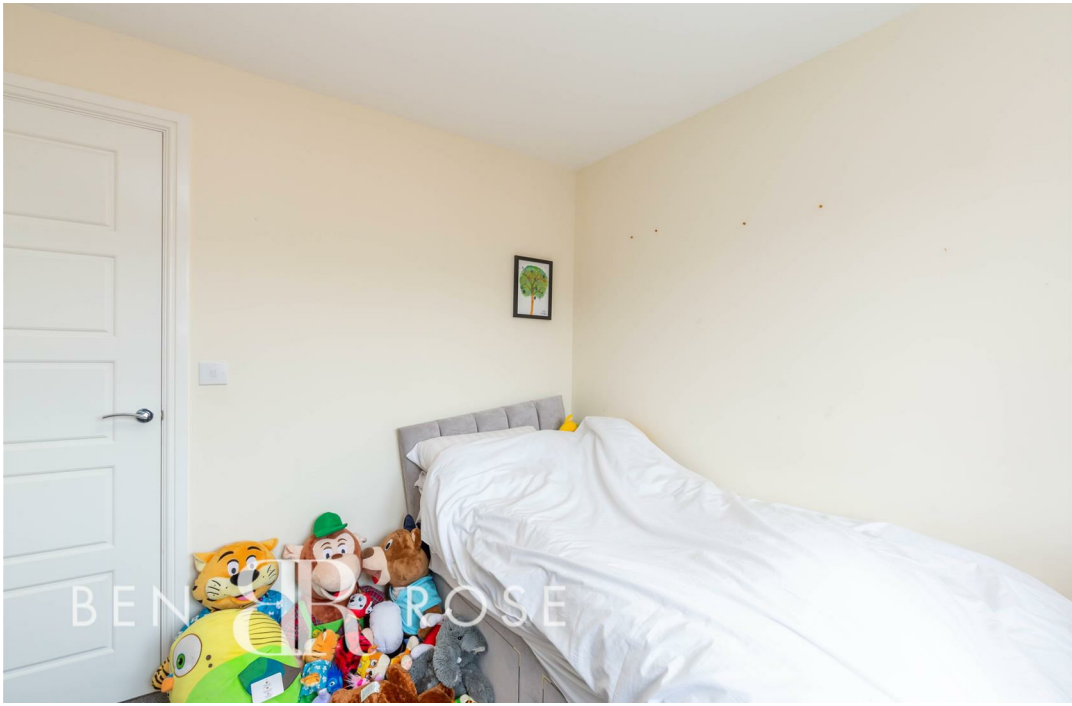
BEN ROSE





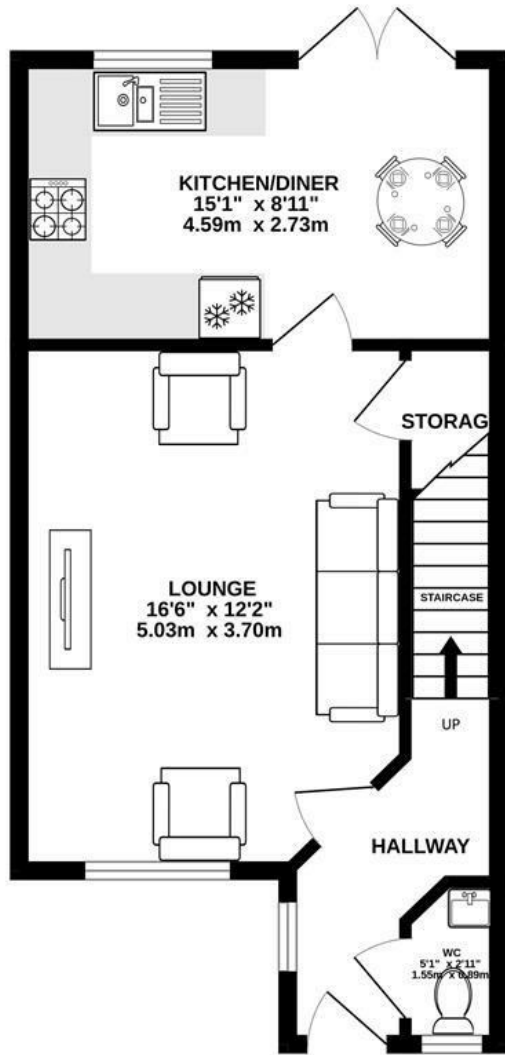




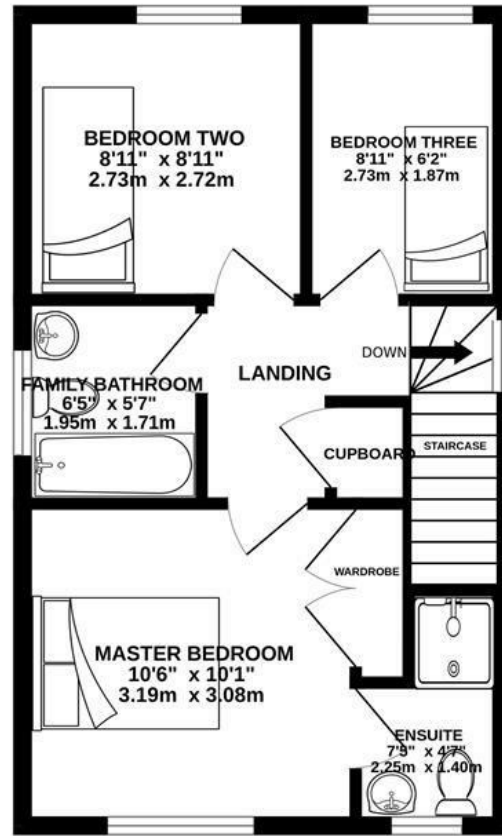


# BEN ROSE

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.

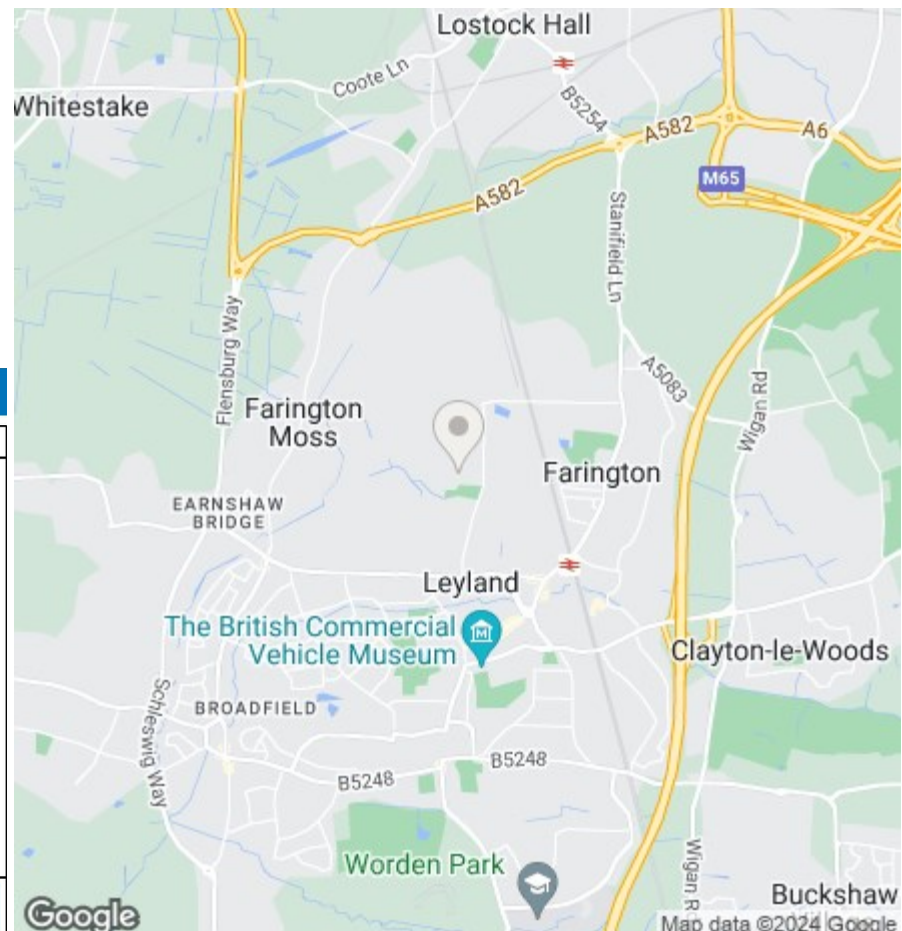


TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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		<b>95</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</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	

## 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	