



**Beconsaw Drive, Farington Moss, Leyland**

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented, three bedroom, detached property situated on a new residential development in the heart of Farington Moss, Leyland. This would be an ideal family home offering good space throughout. The home is within close proximity to Leyland town centre and its superb local schools, shops and amenities with fantastic travel links to nearby towns and cities via the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises of a spacious welcoming reception hall where all the ground floor rooms can be accessed. Here, you'll find the lounge to the left of the home offering a fantastic living space including patio door access out to the garden and stunning media wall with electric fireplace. Located at the end of the hall is the kitchen/diner. The modern kitchen features integrated appliances such as an oven, dishwasher, washing machine and fridge/freezer. You'll also find enough space for a large family dining table to be placed, as well as additional access to the garden. Completing this floor and found just off the hall is a WC and good sized storage cupboard.

Moving upstairs, you'll find three double bedrooms with the master benefitting from fitted wardrobes and a three piece ensuite. Bedroom two also comprises of fitted wardrobes and all three bedrooms are sufficient in size to comfortably accommodate a double bed. You'll also find the three piece family bathroom on this floor.

Externally, behind the home and accessed via a fenced walkway, you'll find a single garage and additional car parking space. Also to the rear is a good sized garden with both lawn and paved areas ideal for outdoor seating and storage. This space also benefits from not being directly overlooked.













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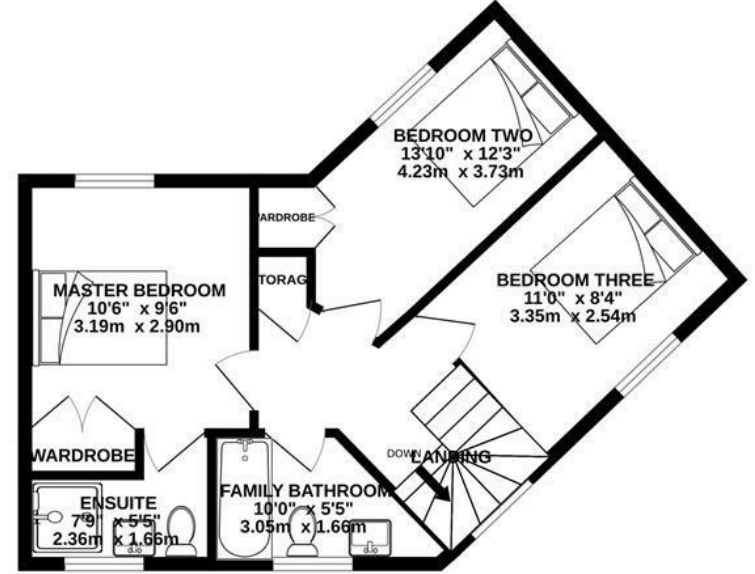
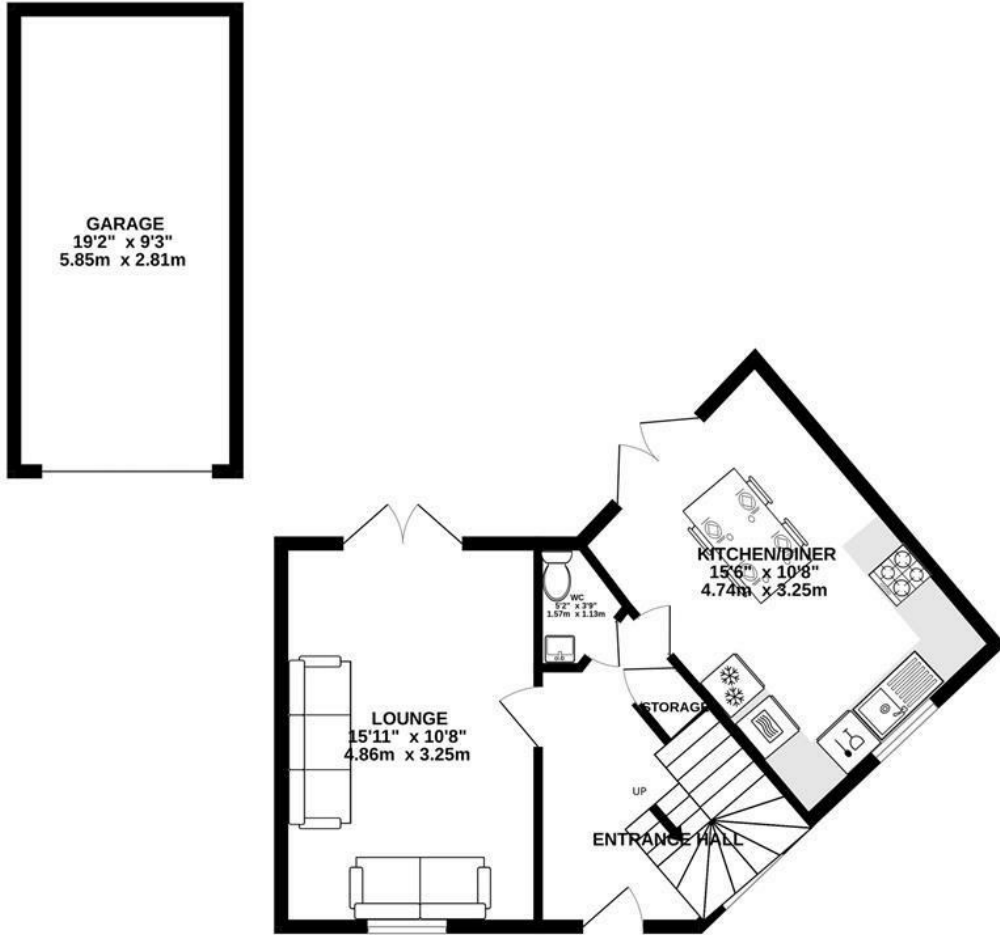




# BEN ROSE

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

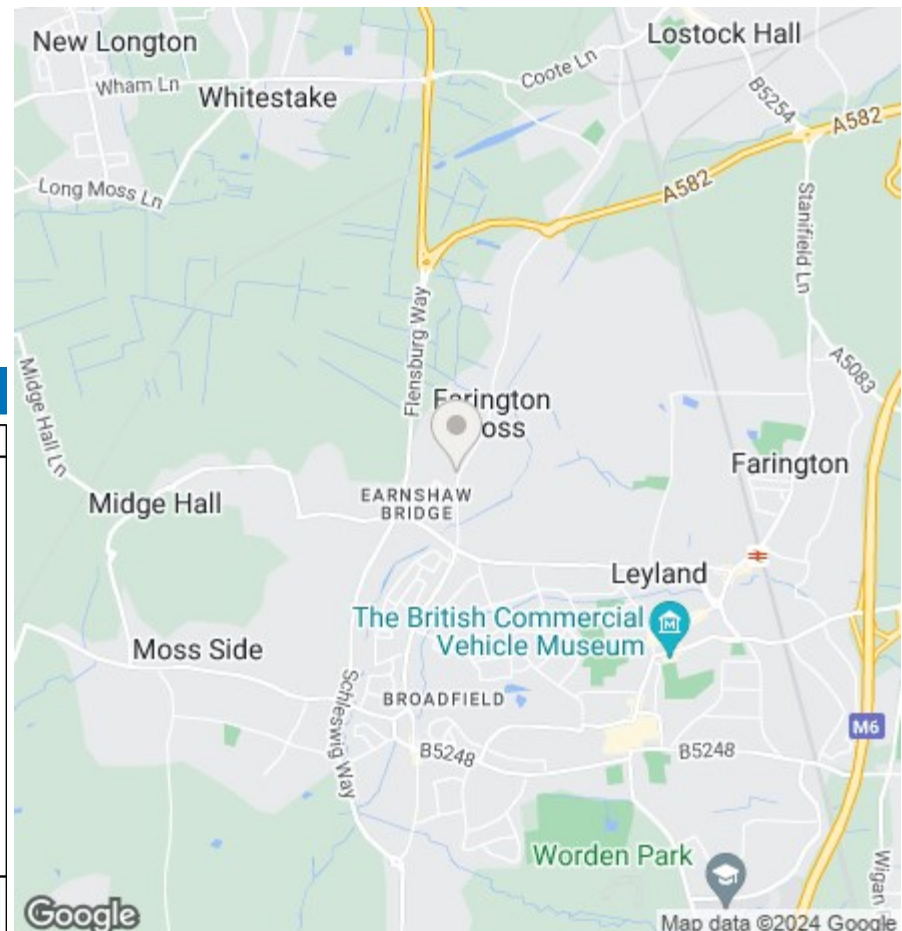


TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

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	

## 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	