



Twil Road, Farington Moss, Leyland

O.I.R.O £270,000

Ben Rose Estate Agents are pleased to present to market this gorgeous, semi-detached property set over three floors and located in the highly sought-after area of Farington Moss, Leyland. This ideal family home offers excellent indoor and outdoor space. Situated just a ten-minute drive from Leyland's town centre, the property benefits from superb local schools, supermarkets, and amenities. Additionally, there are fantastic travel links via local bus routes and the nearby M6, M61, and M65 motorways, making commuting a breeze.

Upon entering the home, you are greeted by a welcoming entrance hall that leads directly into the spacious front lounge. This bright and airy space features an abundance of light from the front-facing window, under-stair storage, and ample room for a large sofa set and other furnishings. The modern kitchen/diner, accessible from the lounge, boasts integrated appliances including an induction hob/oven, dishwasher, fridge/freezer, and washing machine. The kitchen is enhanced by an island with breakfast seating and space for an additional table. Also on this floor is a convenient WC and patio doors that open out to the rear garden.

Ascending to the first floor, you will find two of the three bedrooms. Both rooms are presented to a high standard and are spacious enough to comfortably accommodate double beds. The family bathroom on this floor is beautifully appointed with a three-piece suite and wall-to-ceiling tiles. The landing also features stairs leading to the second floor.

The second floor is dedicated entirely to the generous master bedroom. This expansive space includes a private three-piece ensuite and benefits from dual aspect windows, providing ample natural light. Both the master bedroom and one of the first-floor bedrooms feature fitted wardrobes, adding to the ample storage space throughout the home.

Externally, the property offers off-road parking for two cars at the front. The rear garden is a good size and has been landscaped, primarily lawned with some flagged areas ideal for outdoor seating. The garden is private, not directly overlooked, and enclosed by tall fencing, providing a secure and serene outdoor space.

Notable features of this home include plantation blinds, new flooring, and carpet throughout, as well as upgraded silver light switches, enhancing the property's modern appeal. This home truly combines comfort, style, and convenience, making it a perfect choice for any family.





















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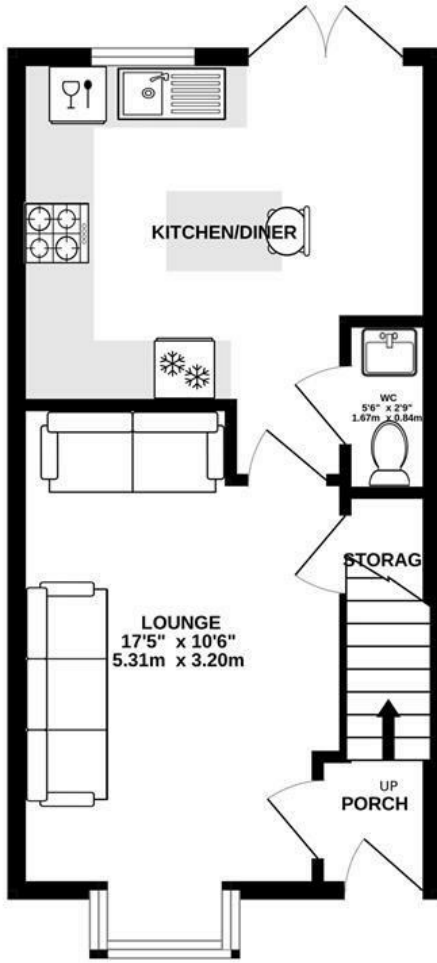


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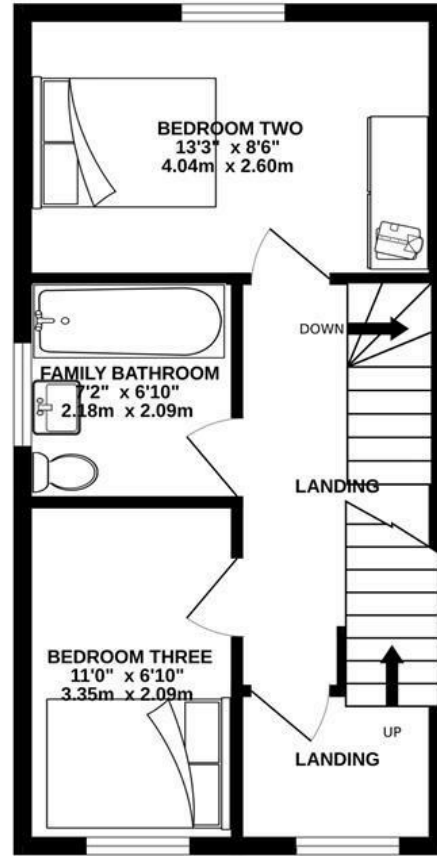


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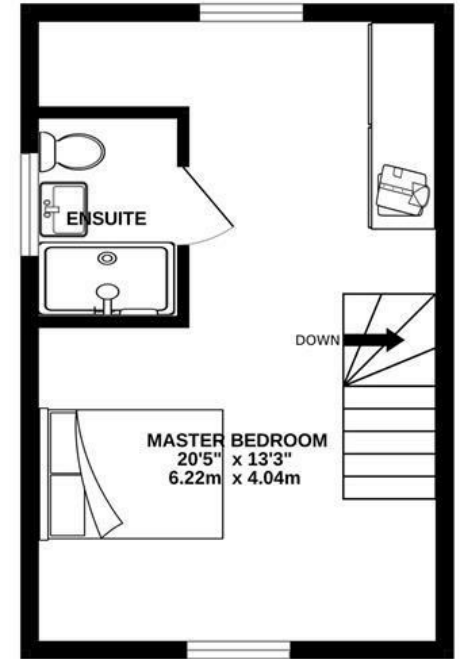
GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.1 sq.m.) approx.

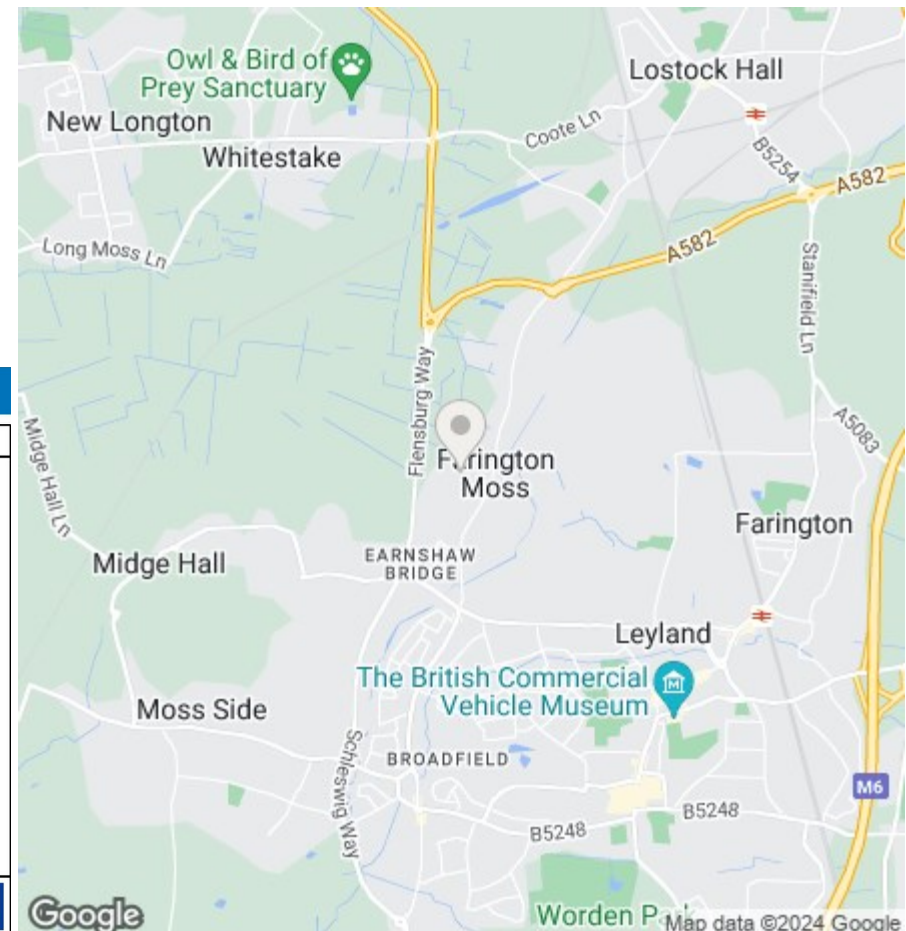


TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	