



Lostock Boulevard, Farington Moss, Leyland

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached property, located on an extremely popular and sought-after estate in Leyland. Benefitting from being slightly bigger than the other homes of the same design on the estate, this charming home is just a short distance from Leyland town centre with its great amenities, local schools, and ideal bus, motorway (M6/M61), and railway links nearby. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

As you enter the home, you are welcomed by a spacious entrance hall that provides access to all the ground floor rooms. To the right is a convenient WC.

The modern kitchen, situated at the front of the home, features integrated appliances including a hob/oven, dishwasher, fridge freezer, and washer/dryer, with additional space for freestanding appliances.

Continuing through the hallway, you arrive at the generous lounge/diner at the rear of the property. This bright and airy space is illuminated by ample natural light streaming in from the patio doors that lead out to the garden. The room comfortably accommodates a family dining table and a large sofa set, with the added benefit of substantial under-stair storage.

Moving upstairs, the first floor houses three well-appointed bedrooms. The master bedroom is particularly generous in size, boasting integral storage and two front-facing windows that flood the room with light. The second bedroom is also a good-sized double, perfect for family members or guests. The family bathroom is conveniently located on this floor and includes a bath with an over-bath shower and there is a useful storage/laundry cupboard off the landing.

The exterior of the property is equally impressive. At the front, there is a beautifully landscaped garden/yard that is easy to maintain. The property benefits from two off-road parking spaces to the rear, ensuring ample parking for residents and guests. The south-east facing rear garden is a good size, lined with tall fencing for privacy. It features a mix of gravel and paving, along with some shrubs and trees, providing a lovely outdoor space that is easy to maintain and perfect for relaxing or entertaining.

In summary, this delightful property offers spacious and modern living in a highly desirable location. Don't miss your chance to make this house your home.



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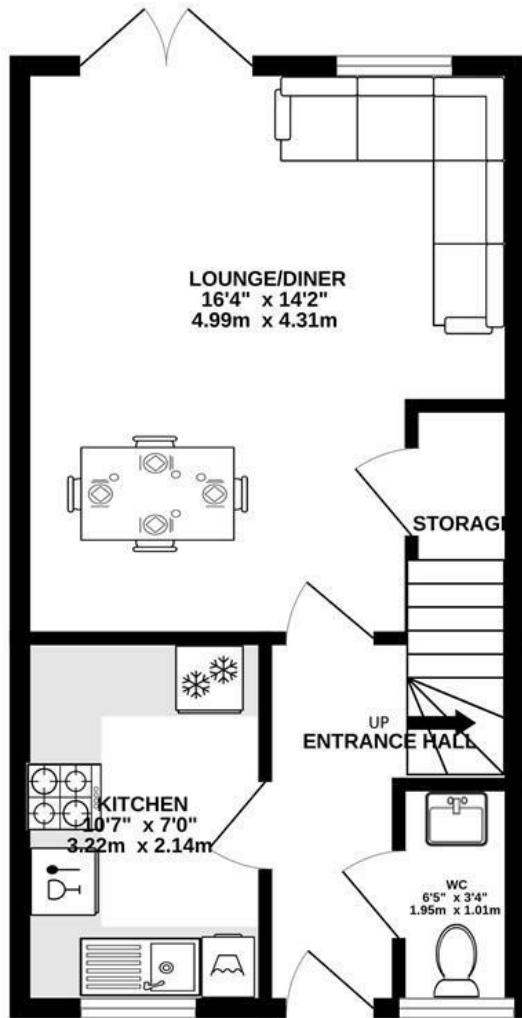




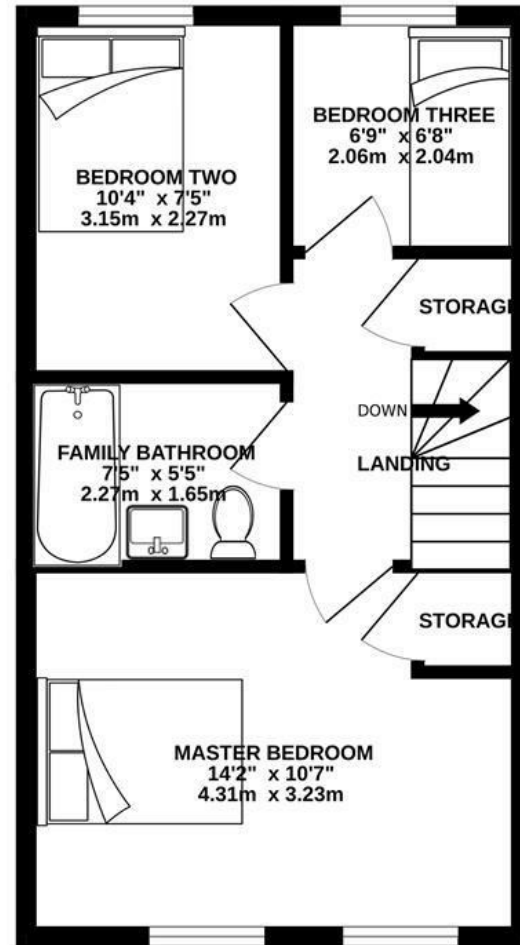




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.

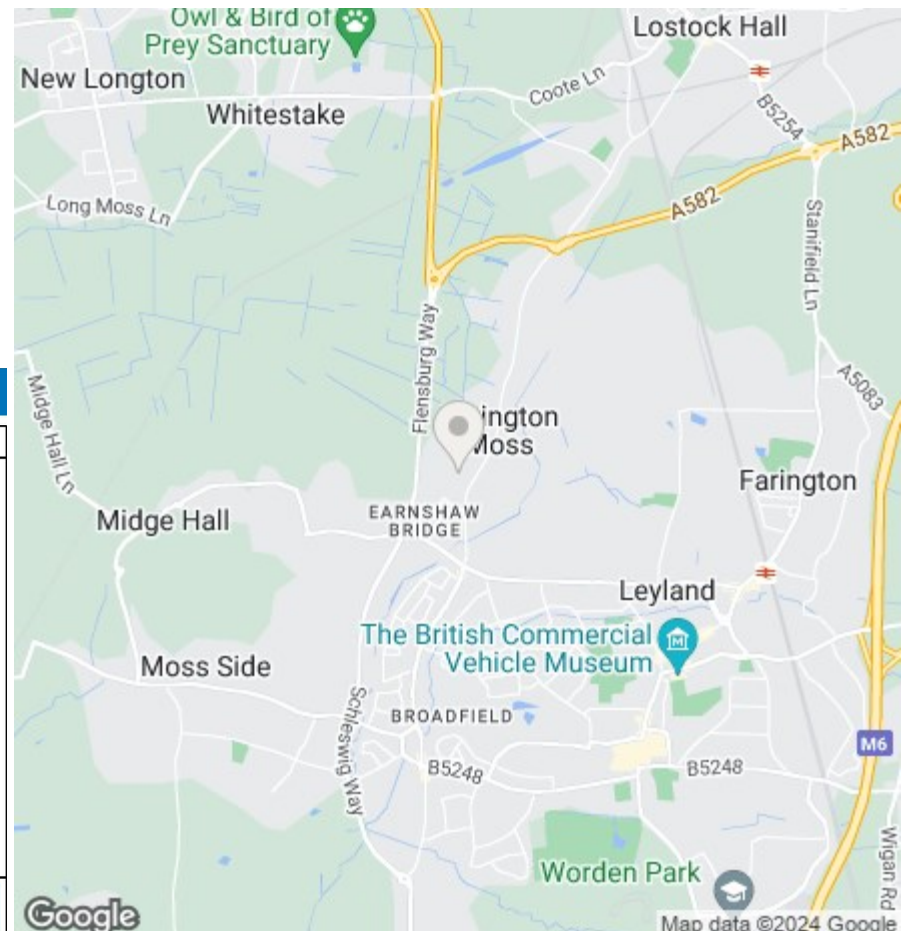


TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(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	