



Lowerfield, Farington Moss, Leyland

Offers Over £190,000

Ben Rose Estate Agents are delighted to present to the market this brand new, never been occupied, beautifully presented, two-bedroom detached bungalow located in the residential area of Farington Moss, Leyland. The property offers convenient access to both Chorley and Leyland, providing excellent proximity to local schools, supermarkets, and amenities. Its exceptional travel connectivity is enhanced by nearby bus routes and easy access to the M6 and M61 motorways. We highly recommend scheduling a viewing at your earliest convenience to avoid any potential disappointment.

Internally, the property features a welcoming entrance hall that provides access to all the rooms in the house. As you move clockwise through the property, you'll first step into the spacious kitchen/dining room exuding a modern ambiance with sleek wall and base units, an integrated oven and hob, and ample space for freestanding appliances and family dining table. Adjacent to the kitchen/dining room lies the lounge/sitting room offering a delightful view of the garden which is accessible through a set of sliding glass doors.

Returning through the hallway, you'll discover two generously sized bedrooms and a modern three-piece shower room complete with rainfall shower.

Externally, the rear of the property serves as the entrance to the home and showcases a generous garden space primarily laid to lawn, complemented by an additional paved patio area. The property also benefits from a sizable driveway with ample space for multiple vehicles.



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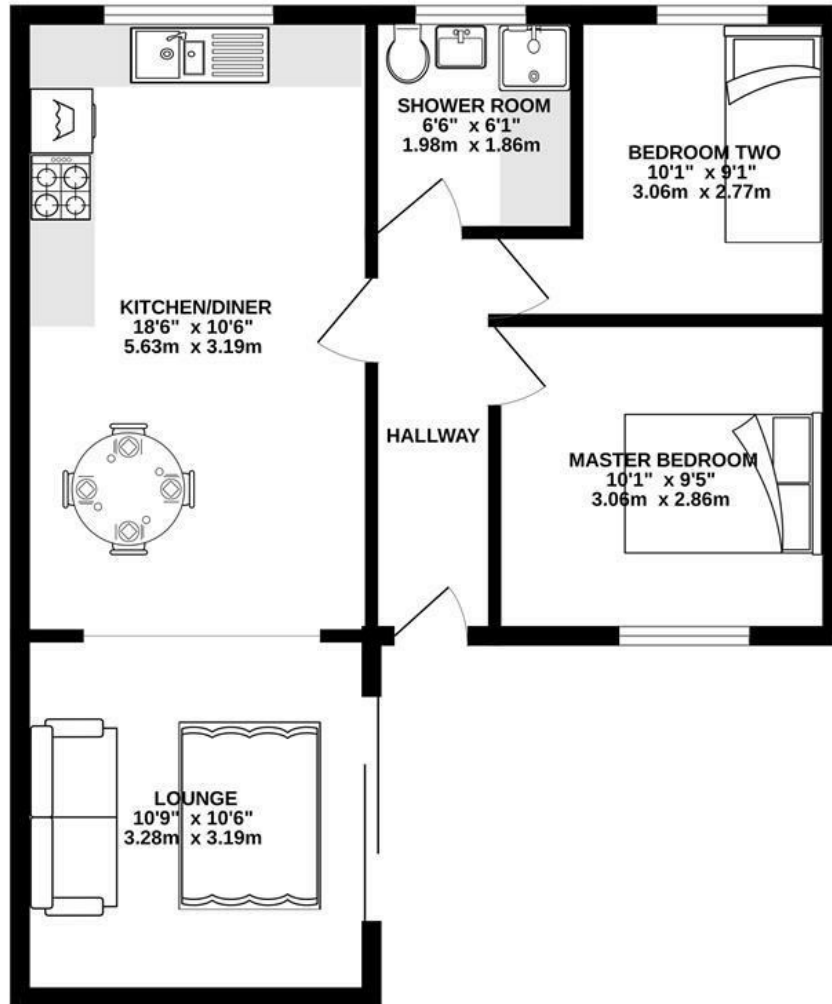


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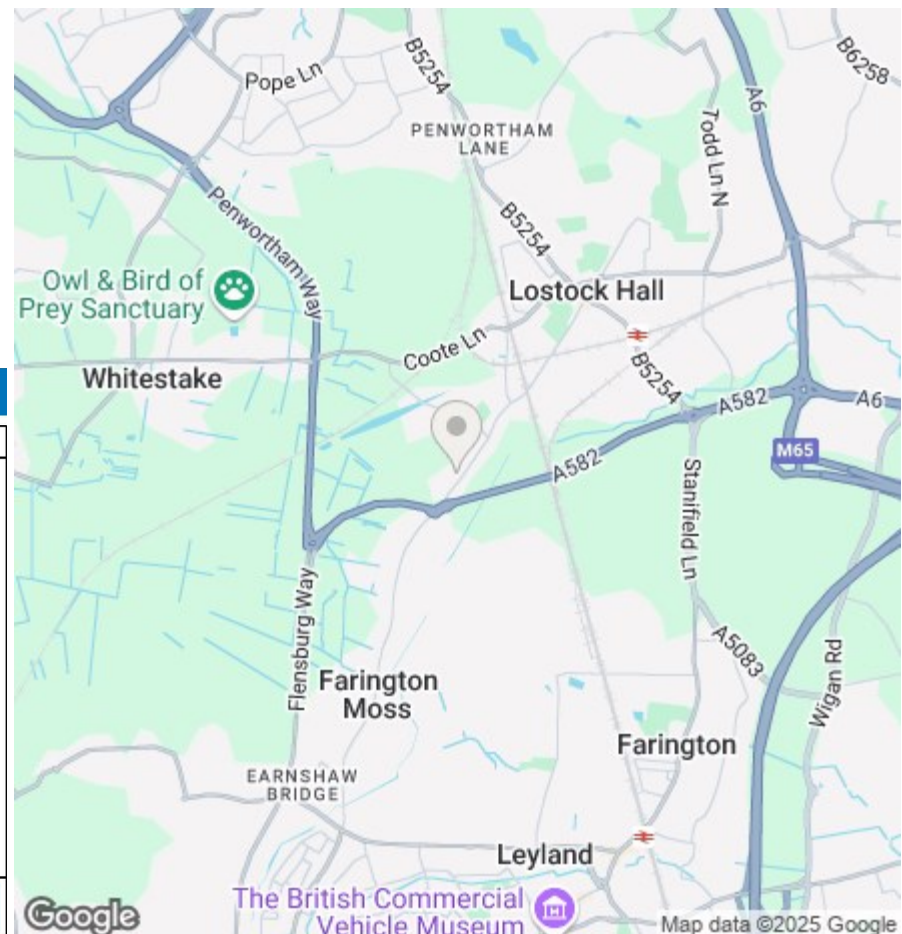
GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (52.0 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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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
	97
80	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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 (CO ₂) 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