



## Church Lane, Farington Moss, Leyland

£270,000

Ben Rose Estate Agents are delighted to present this well-presented three-bedroom semi-detached property in the highly sought-after village of Farington Moss. This property would make an ideal family home, offering generous indoor and outdoor space. It is conveniently located just a short drive from Leyland town centre, with its excellent schools, supermarkets, and amenities, as well as benefiting from fantastic travel links via nearby bus routes. The M6 and M61 motorways are easily accessible, and Preston City Centre is just a short drive away. Early viewing is highly recommended to avoid disappointment.

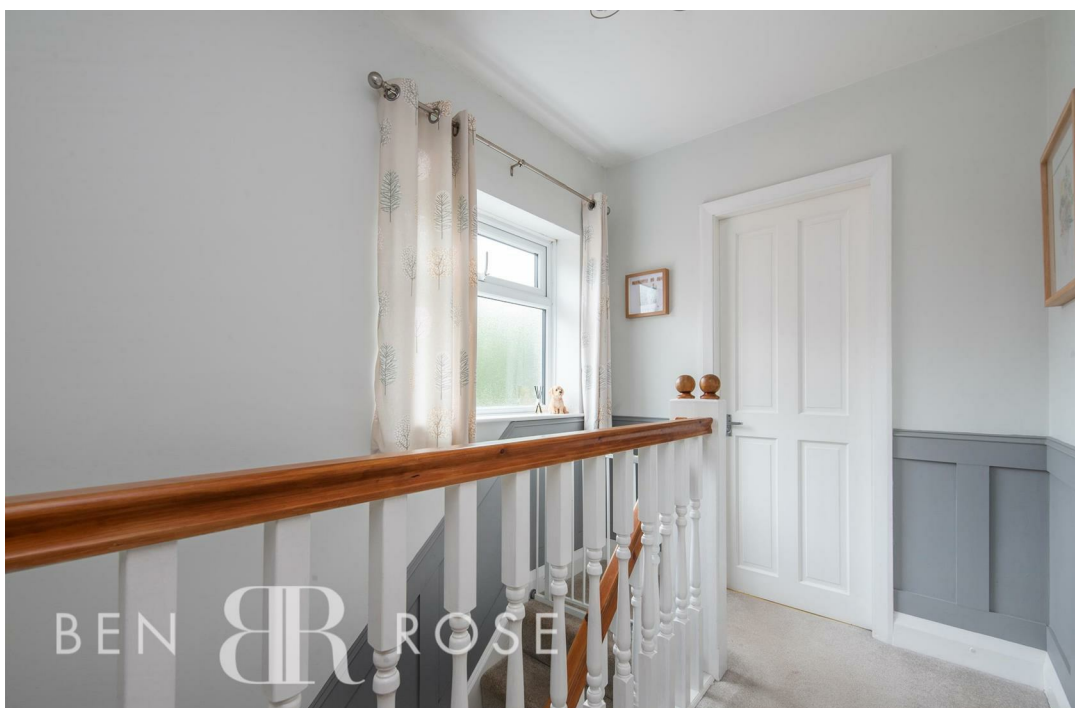
Internally, the property briefly comprises a welcoming reception hall, which houses the staircase to the upper level. To the front, you'll find a spacious lounge with a feature fireplace and a large front-facing window. Moving back through the hall, you'll enter the open-plan kitchen, dining area, and conservatory. The kitchen features an integrated hob/oven, plenty of worktop space, and room for freestanding appliances. The dining area offers ample space for a family table and flows seamlessly into the bright and airy conservatory at the rear. The conservatory provides a versatile space to enjoy the garden, with double patio doors offering easy access.

Upstairs, the property features three well-proportioned bedrooms and a modern three-piece family bathroom, complete with an over-bath shower.

Externally, the front of the property boasts a well-maintained lawn and a sizeable private driveway with off-road parking for multiple vehicles. The rear garden is generously sized and secluded, primarily laid to lawn. It features a paved patio and a beautiful pergola-covered decking area, perfect for adding garden furniture and enjoying the outdoors.











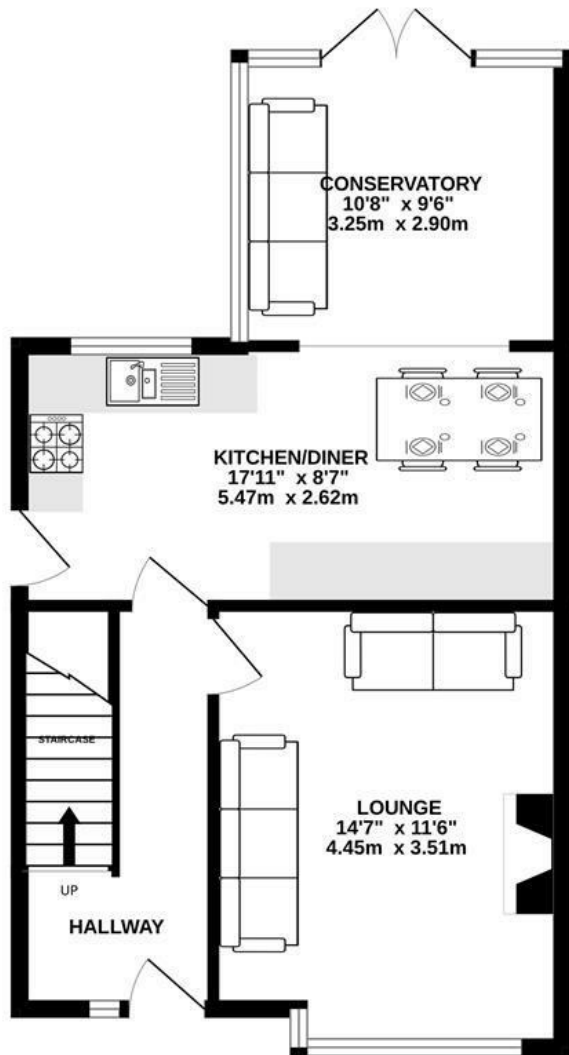
BEN ROSE



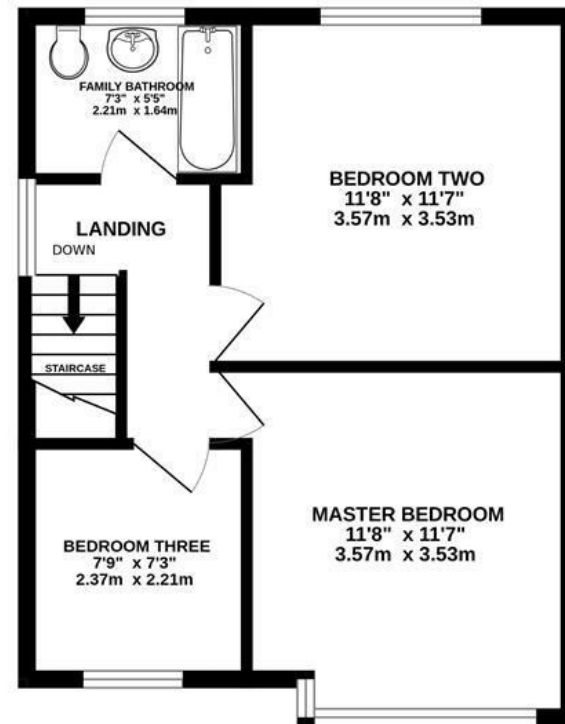
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GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

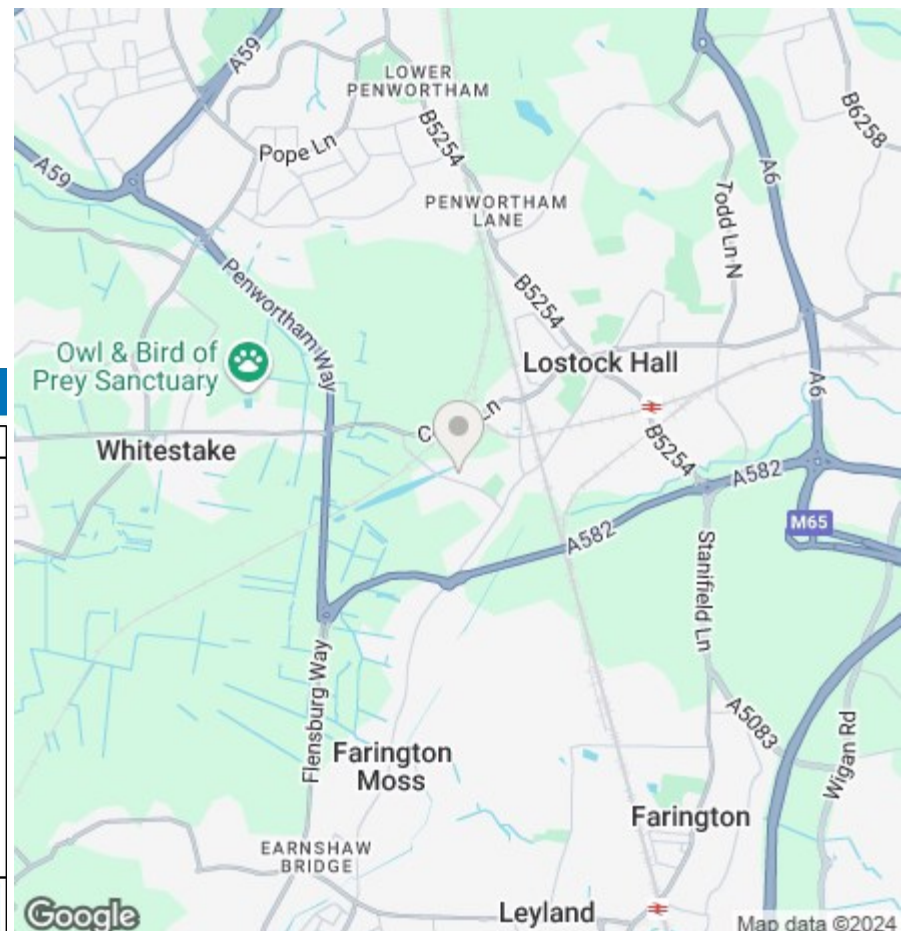


TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

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		
	59	72
<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	