



Radcliffe Drive, Farington Moss, Leyland

£225,000

Ben Rose Estate Agents are pleased to present to market this immaculately presented, three bedroom property, with no onwards chain, located on an extremely popular and sought after estate in Leyland. This would be an ideal family home offering generous space throughout set over three floors. The property is located just a short distance from Leyland town centre with all its convenient amenities such as local schools and ideal bus, motorway (M6/M61) and railway links nearby.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the lounge. The spacious front lounge is ideal for social gatherings or for relaxing with family. The modern kitchen/diner offers integrated appliances such as an oven, dishwasher and fridge/freezer. There is also space for a large family dining table here and access to the rear garden. You'll also find the convenient WC just off here.

Moving up to the first floor, you'll find two of the three bedrooms in total. Each are presented to a high standard throughout. You'll also find the family bathroom to complete this floor.

Moving up to the second floor, you'll find the master bedroom that takes up the entirety of the space. It benefits from a large fitted wardrobe and a three piece ensuite with Velux window.

Externally, to the front of the property is two parking bays for the home. To the rear is a secluded, South facing garden that has been landscaped throughout to feature a patio seating area and an astro turfed lawn. There is even added space here for a shed.









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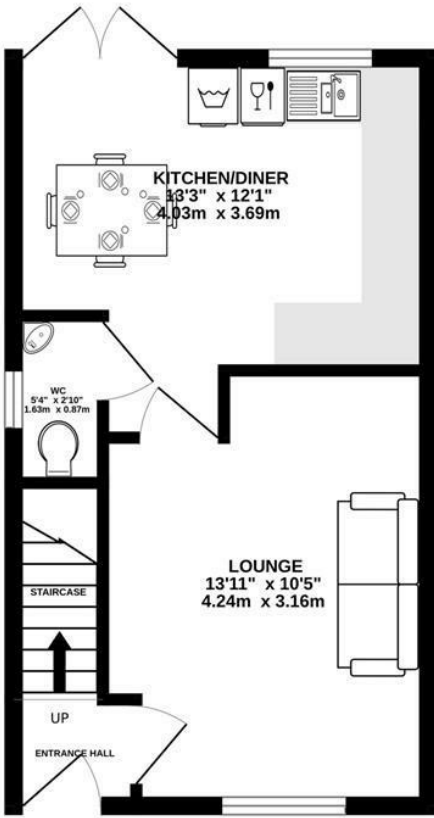


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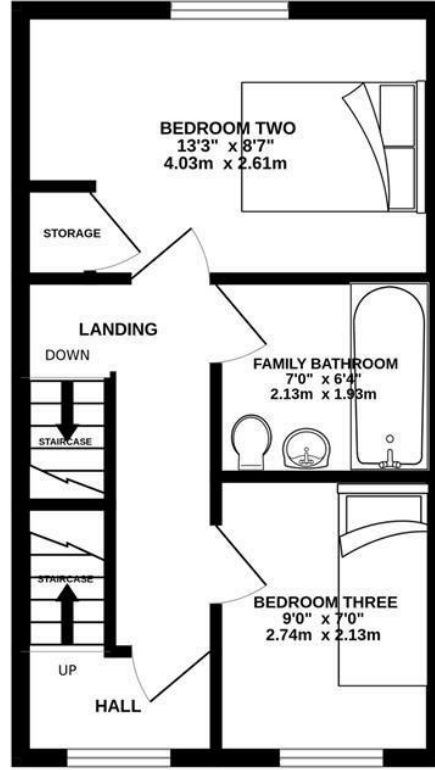




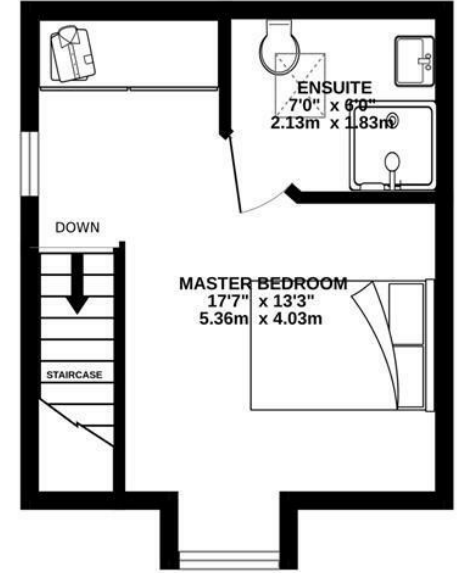
GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



2ND FLOOR
215 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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) A		
(81-91) B	88	89
(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	

