



Stanley Road, Farington, Leyland

Offers Over £240,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home in the heart of Farington, Lancashire. Nestled in a sought-after residential area, this delightful property is perfect for families, offering a blend of modern comfort and characterful features. Conveniently located, the home benefits from excellent travel links, with Leyland train station just a short distance away, along with easy access to the M6 and M65 motorways for effortless commuting. Local amenities, including supermarkets, cafes, and well-regarded schools, are all within easy reach, making this an ideal location for those looking to settle in a vibrant yet peaceful community.

Upon entering, you are welcomed into a bright and inviting reception hall with a staircase leading to the first floor. The spacious front lounge boasts a stunning bow-fronted window, allowing natural light to flood the space, and a feature fireplace that creates a warm and homely atmosphere. Moving through to the rear, the open-plan kitchen/diner serves as the heart of the home, featuring a charming nod to the property's past with the oven positioned where the original fireplace once stood. There is ample space for a dining table, making it the perfect setting for family meals. The adjoining utility room offers additional storage and workspace, complete with a stable-style door leading to the outside, while a conveniently located WC can be accessed from this space.

The first floor hosts three well-proportioned bedrooms, each offering versatility for growing families or those needing additional workspace. The second bedroom benefits from fitted wardrobes, providing excellent storage solutions, while the third bedroom presents a flexible space that could be used as a home office or nursery. The modern three-piece family bathroom is tastefully designed and includes an over-the-bath shower for added convenience.

Externally, the home is set back from the road with a gated driveway offering off-road parking for one car, with the potential to extend by removing a fence panel to create additional space down the side of the property. The private rear garden is designed for low maintenance, featuring a patio area for outdoor dining and an astro-turfed lawn, perfect for children to play. Additionally, the home benefits from a versatile outbuilding that could serve as a home gym, office, or storage space, while a workshop—formerly the garage—offers further potential for hobbyists or additional utility use.

This wonderful home provides a fantastic opportunity for families looking for space, character, and convenience in a prime Farington location.







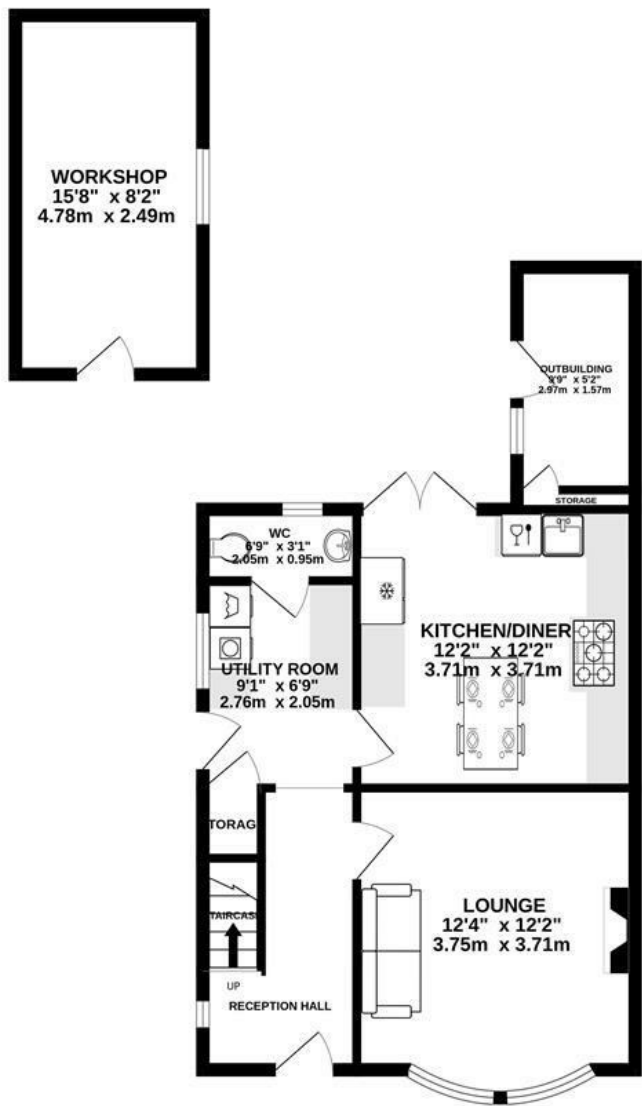




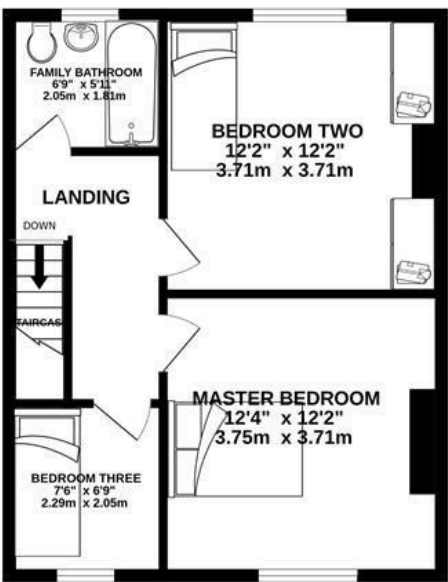


BEN ROSE

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.




TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.
Made with Metropix ©2025



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
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 	

