



**Highfield Avenue, Farington, Leyland**

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached home, located in the highly sought-after area of Farington, Leyland. Tucked away in a quiet residential setting, this home offers a perfect balance of comfort and convenience, making it ideal for families or first-time buyers. Situated within close proximity to Leyland town centre, residents can enjoy easy access to a range of local amenities, including shops, cafes, and supermarkets. Excellent transport links are also available, with nearby bus routes, Leyland Train Station, and easy connections to both the M6 and M65 motorways, making this an ideal location for commuters.

Stepping inside, you are welcomed by a bright entrance hallway featuring a window that allows natural light to flow through the space. To the right, you'll find a spacious lounge, complete with a charming fireplace and a bay window that enhances the room's warmth and character. Moving through, the dining room offers a fantastic space for entertaining, with double doors that open directly into the rear garden. The adjoining kitchen benefits from a large window, allowing plenty of light to fill the space, and is fitted with a gas hob, oven, and ample countertop space, along with room for freestanding appliances. The ground floor also features a convenient WC and a back door providing easy access to the garden.

Heading upstairs, the first floor boasts a generously sized landing area with a window above the stairs, adding to the bright and airy feel of the home. The master bedroom is a spacious retreat, featuring a large window that bathes the room in natural light. The second bedroom is another well-sized double, also benefitting from a large window. The third bedroom is a comfortable single room, ideal for use as a child's bedroom, home office, or dressing room.

Completing the first floor is the modern three-piece family bathroom, comprising a bathtub with an overhead shower, washbasin, and WC, along with a window for ventilation and natural light.

Externally, the front of the property features a lawn and paved area, enhancing its kerb appeal. Parking is available on the road directly in front of the home. To the rear, the garden provides a private outdoor space with ample room for seating, making it an excellent spot for relaxing or entertaining guests. Offering a fantastic opportunity in a prime location, this home is perfect for those looking for a well-presented and conveniently located property in Farington.





















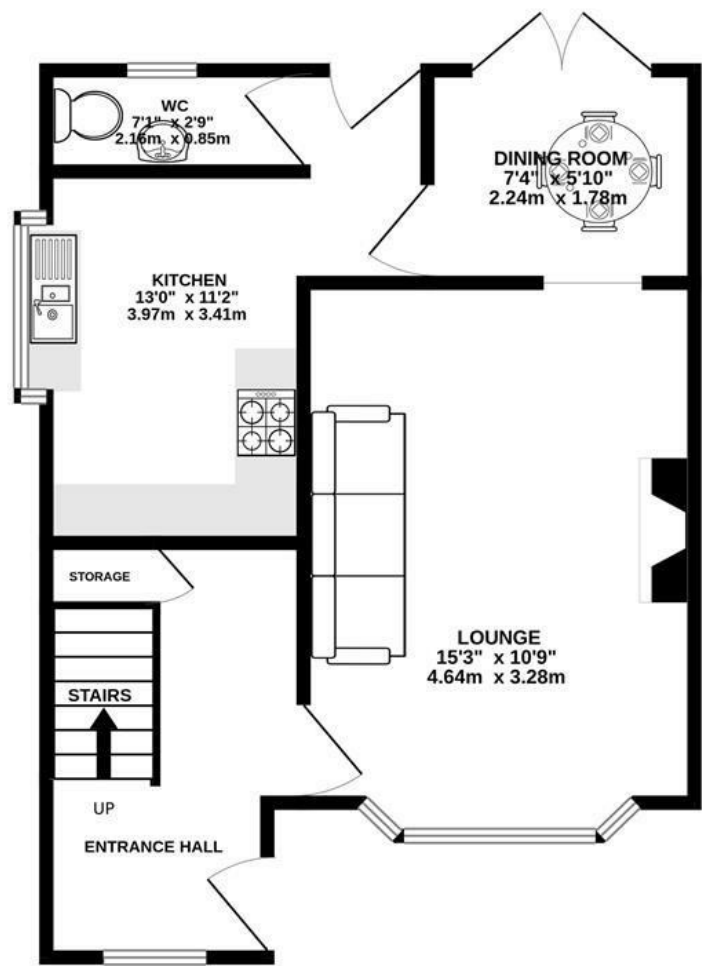




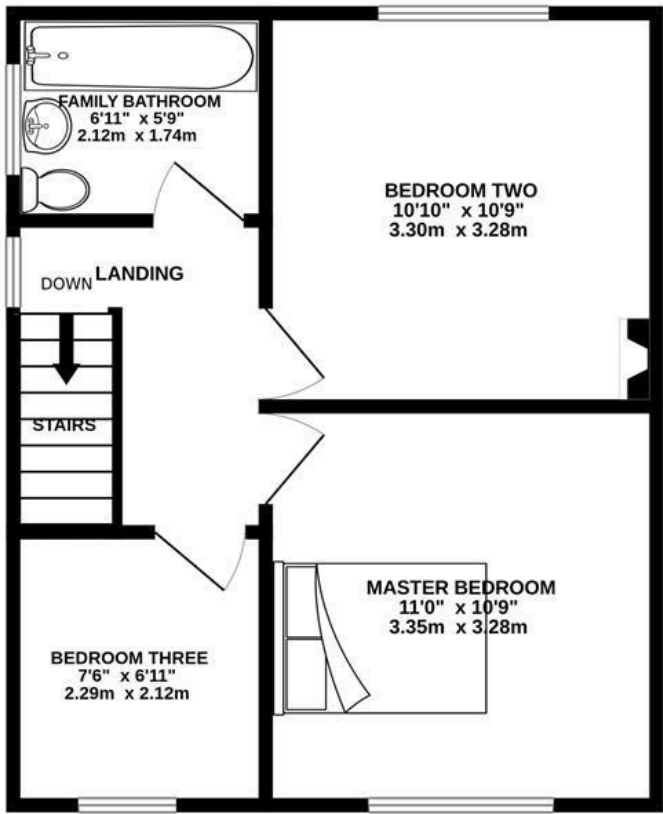


# BEN ROSE

GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

