



St. Clements Avenue, Farington, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present this charming three-bedroom semi-detached property, located in a highly sought-after area of Leyland. The property would make an ideal family home offering good space throughout. The property is situated just a five-minute drive from Leyland town centre and is conveniently surrounded by excellent local schools, shops, and amenities. It also benefits from superb transport links, with nearby bus routes and easy access to the M6 and M61 motorways.

Upon entering the property through the entrance porch, you are greeted by a welcoming hallway with a staircase leading to the upper level. To the left is the spacious lounge, featuring a large front-facing window, a feature fireplace, and newly installed flooring. Double doors connect the lounge to the dining room, which is arranged in a semi-open-plan layout with the kitchen. The kitchen is equipped with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, with additional space for freestanding appliances. The dining room provides ample space for a large family dining table, and double patio doors open out to the garden, offering easy access and natural light. Completing the ground floor is a three-piece family bathroom with an over-the-bath shower.

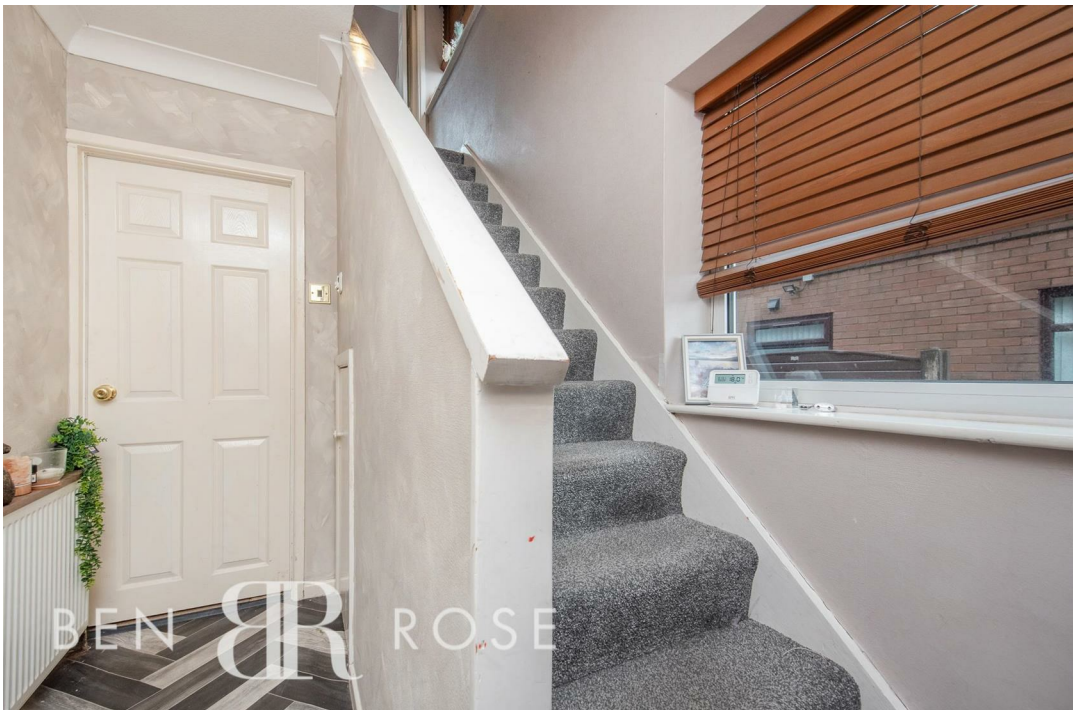
Upstairs, you will find three well-proportioned bedrooms. Both the master bedroom and the second bedroom benefit from built-in storage.

Externally, the front of the property features a private driveway with off-road parking for multiple vehicles. At the rear, there is a single detached garage and a generously sized, low-maintenance garden comprising a paved patio and a natural woodchip area.

Early viewing is highly recommended to avoid disappointment.







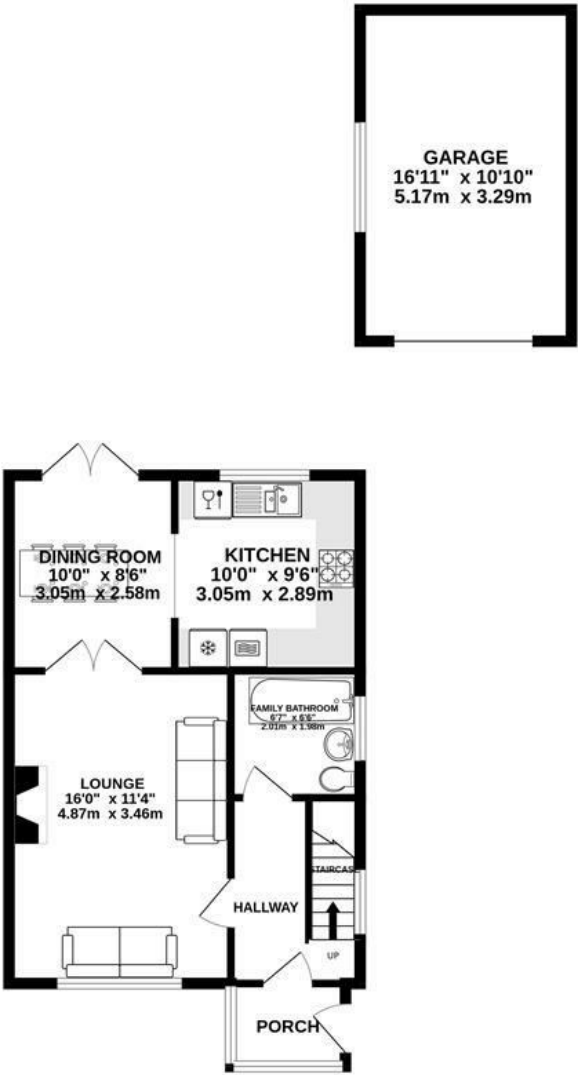




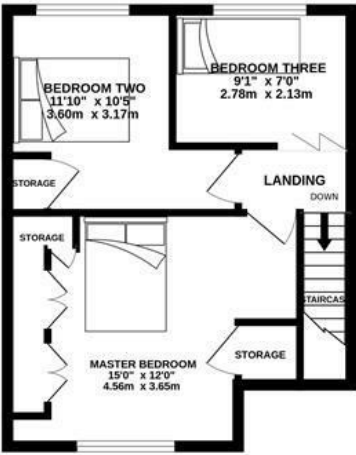


BEN ROSE

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.




1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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 