



Bispham Avenue, Farington Moss, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, located in the sought-after area of Farington Moss, Leyland. Situated just a short distance from Leyland Town Centre, the property enjoys a peaceful residential setting with a variety of local amenities and scenic walking routes nearby. It benefits from excellent travel connections, including nearby bus routes, Leyland train station, and easy access to the M6 and M65 motorways, making it an ideal location for commuters.

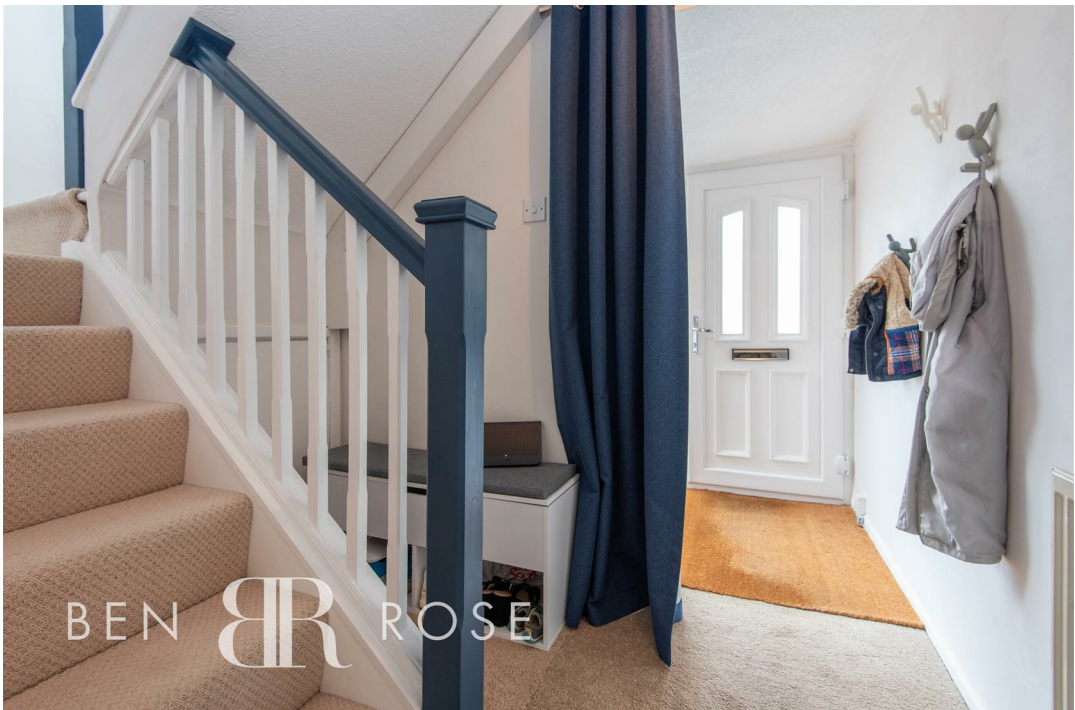
Upon entering the home, you're welcomed into a bright and airy porch area which leads into the central hallway, providing access to all the ground floor rooms. The spacious lounge is positioned to the rear of the property, featuring large windows and elegant double doors that open directly onto the rear garden—perfect for entertaining or relaxing with family. The lounge flows seamlessly into the well-appointed kitchen, which boasts modern countertops and integrated appliances, including a gas hob and oven. A door from the kitchen also offers additional access to the rear garden. Just off the kitchen is a convenient utility room with space for freestanding appliances, offering added functionality and storage.

Moving upstairs, the first floor hosts three generously sized bedrooms. The master bedroom is a comfortable double, complete with a large window allowing for plenty of natural light and built-in wardrobes for ample storage. Bedroom two also benefits from a large window and a pleasant outlook, while bedroom three—also a double—offers flexibility as a guest room, home office, or additional family space. The modern three-piece family bathroom serves the floor, and the landing includes a handy storage cupboard for everyday essentials.

Externally, the home features a private driveway to the front, providing off-road parking for up to two vehicles, along with access to an integral garage. The front garden adds a touch of curb appeal with its neat presentation. To the rear, a well-maintained lawn area leads down via a set of steps to the lower part of the garden, which offers tranquil access to the River Lostock—an ideal spot to enjoy the peaceful surroundings.

This is a wonderful opportunity to own a well-maintained family home in a convenient and scenic location.









BEN  ROSE



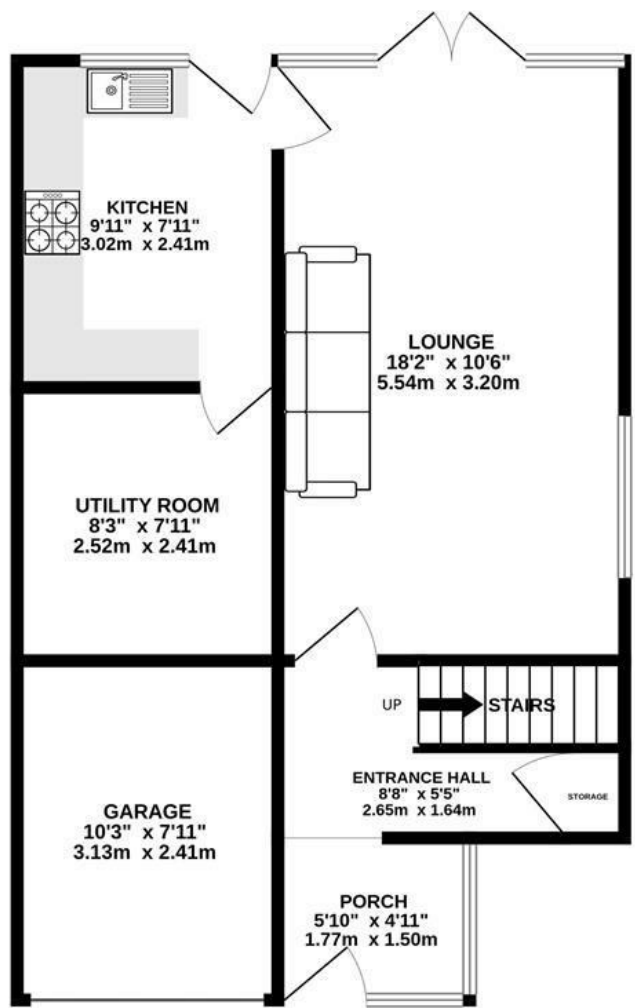
BEN  ROSE



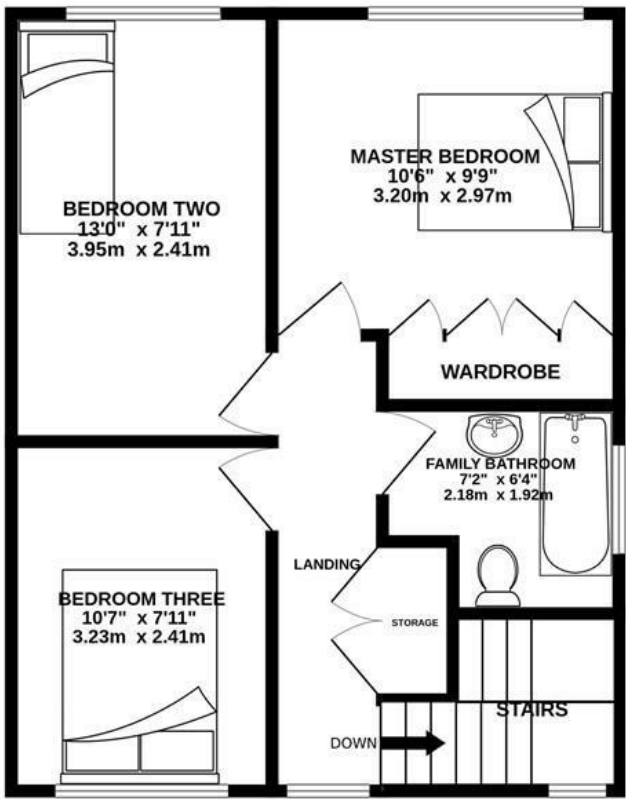


BEN ROSE

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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.
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	72	85
(81-91) B		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

