



Riverside Avenue, Farington Moss, Leyland

£220,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, semi-detached home, located in the highly sought-after area of Farington Moss, Lancashire. Ideal for first-time buyers, this charming property offers a perfect blend of comfort, practicality and contemporary living. Set within a quiet residential area, it's perfectly positioned for those looking to enjoy the balance of peaceful surroundings while remaining well-connected. The home benefits from excellent travel links, with Leyland train station just a short drive away and regular bus routes serving the local area. The M6 and M65 motorways are also easily accessible, making commuting to nearby towns and cities such as Preston, Chorley and Blackburn incredibly convenient. Families and professionals alike will appreciate the close proximity to local amenities, reputable schools, parks, and supermarkets.

As you step through the front door, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. To the front, the spacious lounge offers a cosy yet generous living area, ideal for relaxing or entertaining guests. Moving through to the rear of the property, you'll find the stylish open-plan kitchen and breakfast room. Fitted with an integrated oven and fridge/freezer, this space is both functional and inviting, with plenty of room for a breakfast bar to create a social hub for everyday dining. The kitchen also offers access to the side driveway and includes a convenient under-stair storage cupboard, perfect for keeping the space tidy and organised.

Upstairs, the home continues to impress with three well-proportioned bedrooms, each offering flexibility for various lifestyle needs. Whether you're setting up a home office, nursery, or guest room, these versatile spaces cater to all. The third bedroom comes complete with a fitted wardrobe, maximising storage options. Serving all bedrooms is a modern three-piece family bathroom, finished to a high standard and featuring an over-the-bath shower – ideal for busy family routines or a relaxing soak.

Externally, the property has a spacious driveway to the front, with ample parking for multiple vehicles. A real bonus is the detached garage to the rear, providing secure parking or valuable additional storage. The rear garden has been thoughtfully landscaped with low maintenance in mind, featuring an artificial lawn and a charming seating area – perfect for enjoying sunny afternoons or al fresco dining.

This delightful home combines modern living with convenience and comfort, making it an ideal choice for first-time buyers ready to step onto the property ladder.







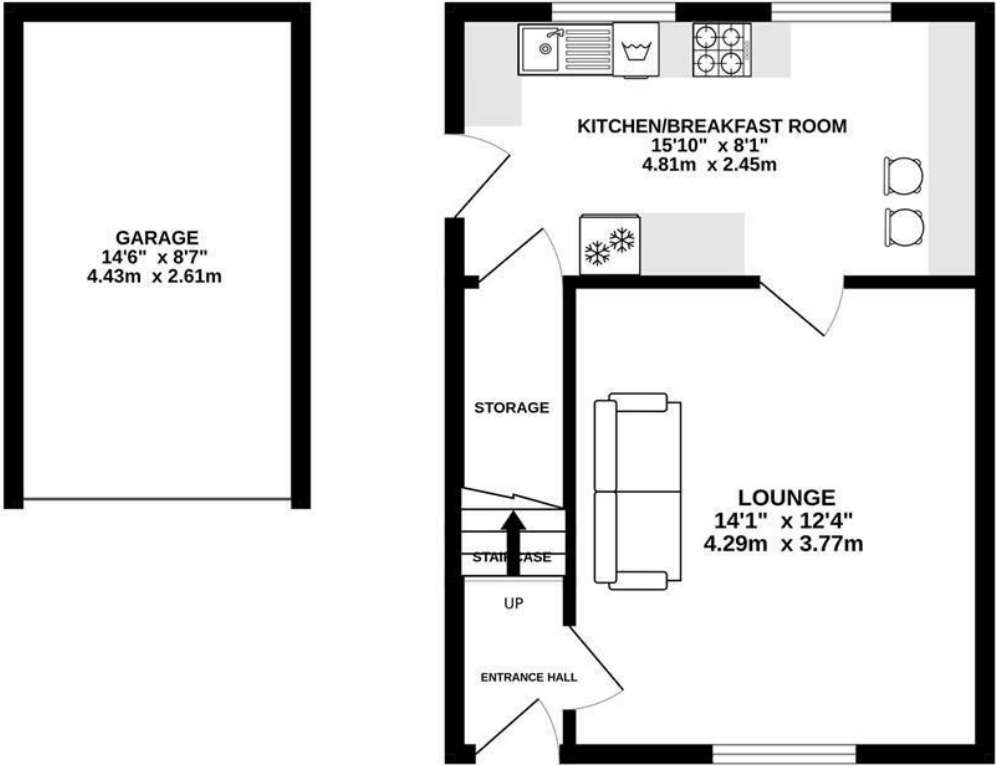




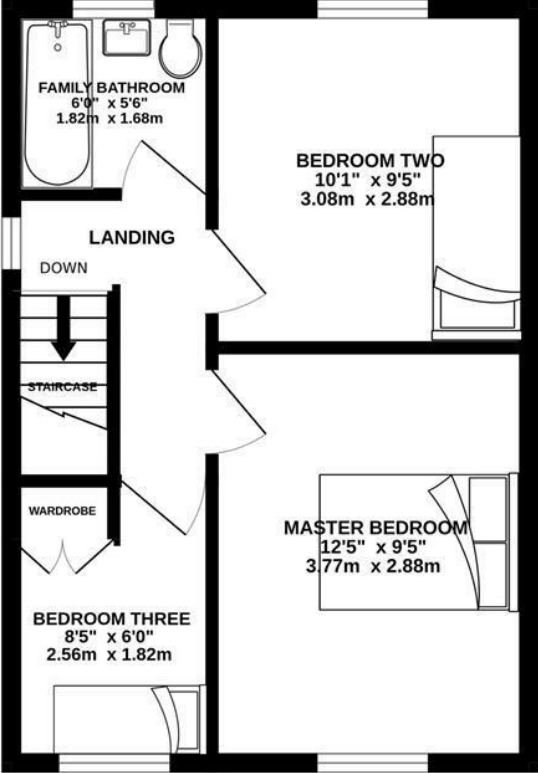


BEN ROSE

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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.
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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		
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		
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