



School Street, Farington, Leyland

Offers Over £159,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom mid-terrace home, ideally located just outside the heart of Leyland town centre. Perfect for first-time buyers, the property benefits from excellent transport links, with Leyland train station only a short distance away, offering direct routes to both Preston and Manchester. A leisurely stroll leads you to the town centre where a wide range of supermarkets, cafés, and everyday amenities are easily accessible, making day-to-day living effortlessly convenient. Excellent connectivity is further ensured with nearby bus routes and easy access to the M6, M61, and M65 motorways.

Upon entering, you're welcomed into an entrance hall that leads into a generously sized lounge. This inviting space features a large front-facing window that fills the room with natural light, complimented by an elegant electric fireplace. French doors connect the lounge to the dining room, creating a lovely flow throughout the living area. The dining room is impressively proportioned and currently serves as an additional sitting room, with direct access to the staircase and kitchen, highlighting its versatility.

The modern kitchen runs the full length of the property, offering ample worktop space and integrated appliances. There is also room for a breakfast bar, making it both practical and social. From the kitchen, there's direct access to the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three well-appointed bedrooms, including two spacious doubles. A stylish three-piece family bathroom, complete with an over-the-bath shower, serves the upper floor.

Outside, the rear garden has been thoughtfully designed for low maintenance and is beautifully presented with a mix of decking and gravelled areas. It also provides access to a lane behind the property. To the front, there is space for on-road parking.

Additional benefits include a new boiler installed in 2021 and a recently upgraded front door, ensuring comfort and efficiency throughout the home.







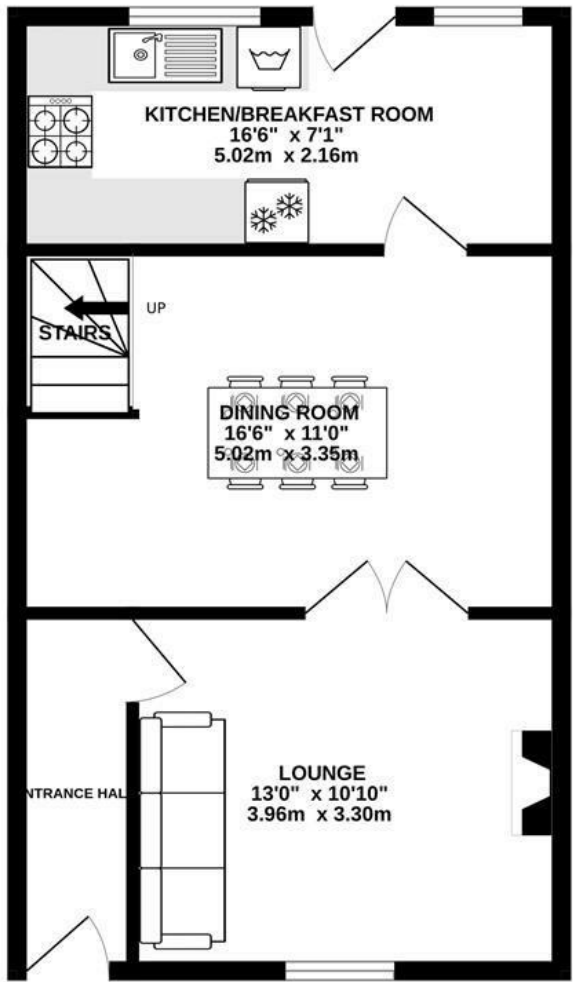




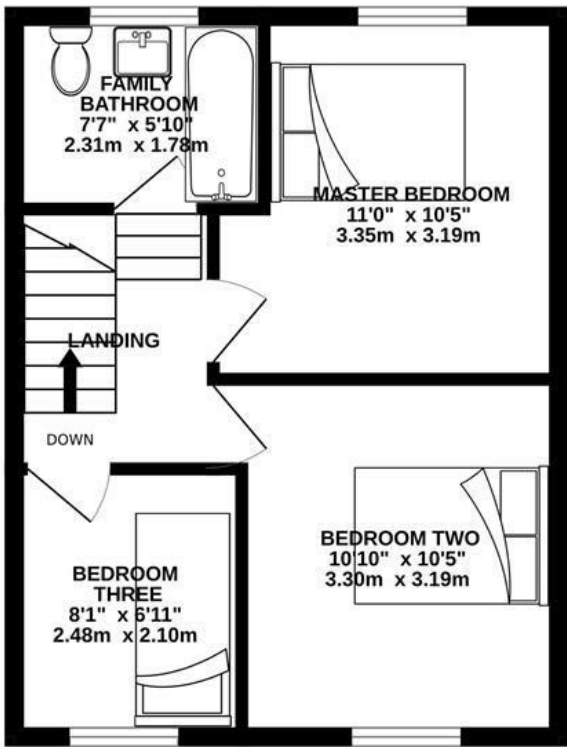


BEN ROSE

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.3 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		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(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
		