



**Riverside Avenue, Farington Moss, Leyland**

**Offers Over £185,000**

Ben Rose Estate Agents are pleased to present to market this beautifully maintained two-bedroom semi-detached home, located in the popular and family-friendly area of Leyland, Lancashire. Situated on a quiet residential street, this ideal starter home offers a perfect blend of modern comfort and convenience. Leyland town centre is just a short distance away, providing a great selection of shops, supermarkets, cafes, and reputable schools. For commuters, the property is well-served by Leyland train station with direct links to Preston and Manchester, while the M6 and M61 motorways are within easy reach, making it a fantastic location for those needing regular travel connections.

As you step inside, you're greeted by a spacious and welcoming lounge, ideal for relaxing or entertaining. Moving through to the rear of the property, you'll find a stylish, open-plan kitchen/diner finished to a modern standard, complete with ample worktop space, cabinetry, and room for a family dining table. A rear door from the kitchen provides easy access to the garden, making this a great space for hosting in the warmer months.

Upstairs, the first floor hosts two generously sized bedrooms, both offering a bright and comfortable atmosphere suitable for a small family or couple. The three-piece family bathroom is finished in a contemporary style and includes a bath with overhead shower, providing everything needed for daily convenience.

Externally, the home features a neatly paved driveway at the front with space for up to two vehicles, and a well-kept front garden that enhances the home's kerb appeal. To the rear, a private and enclosed garden offers a patio perfect for young children, pets, or summer gatherings. This lovely home is ideal for families seeking a modern and low-maintenance property in a prime Leyland location.





















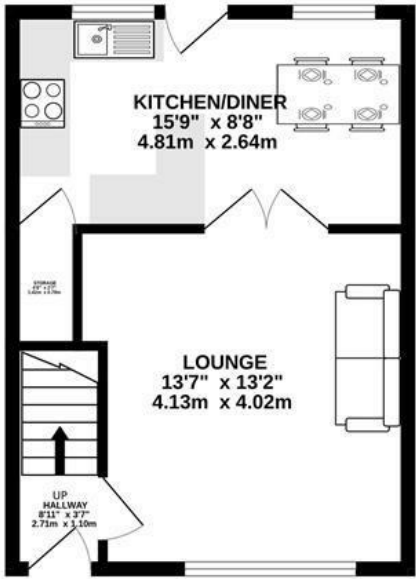




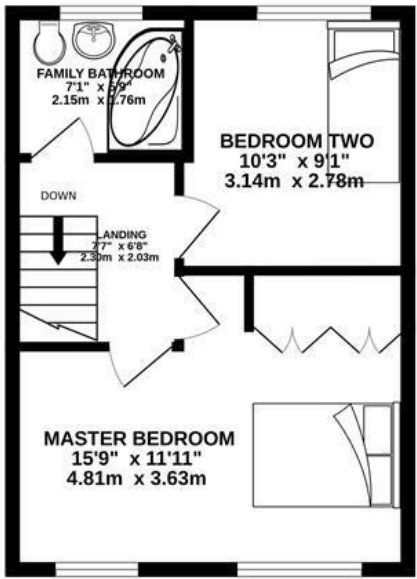


# BEN ROSE

GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.6 sq.m.) approx.




TOTAL FLOOR AREA : 854 sq.ft. (79.3 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		
(55-68) D	67	
(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 <sub>2</sub> ) 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
		