



Stanley Road, Farington, Leyland

Offers Over £200,000

Ben Rose Estate Agents are delighted to present to the market this chain-free, well-presented three-bedroom semi-detached property, located at the end of a peaceful residential area in Farington, Leyland. Ideally situated just a short drive from Leyland town centre, the home offers convenient access to excellent local schools, shops, and amenities, along with superb travel links via the nearby M6 and M61 motorways.

Upon entering the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. Convenient under stair storage can be found here. To the right, you'll find the airy kitchen/diner. This generously sized space includes an integrated oven and hob, along with ample room for additional freestanding appliances. The spacious lounge can be found at the rear, featuring a charming fireplace and plenty of room for soft furnishing. Front and rear facing windows fill the room with natural light.

Upstairs, there are two well-proportioned bedrooms with the third being ideal for a home office or snug. The master bedroom benefits from fitted storage providing practicality. A separate WC and shower room can be found on this floor and could easily be combined if desired.

Externally, the property offers a private driveway providing off-road parking. The detached single garage can be accessed from the front and side and provides a large versatile storage space. The generously sized rear garden features new paving throughout with a raised area for entertaining and relaxing, as well as ample space for gardening, ideal for creating the perfect retreat. Overall this home offers great potential for a variety of buyers looking for a great starting point to make their ideal home. Early viewing is advised on this house to avoid disappointment.













BEN ROSE



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 | 66 | |
| (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 | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

