



**Bristol Avenue, Farington, Leyland**

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to market this spacious and well-presented four-bedroom semi-detached home, located in a popular and family-friendly area of Leyland, Lancashire. This versatile property offers generous living accommodation across two floors and is ideal for growing families seeking a balance of space, style, and convenience. Situated within easy reach of highly regarded local schools, supermarkets, and leisure facilities, the home also benefits from excellent travel links. Leyland Train Station is just a short drive away, providing direct routes to Preston, Manchester, and beyond, while the nearby M6 and M61 motorways offer superb connectivity for commuters. Local bus services and green spaces add further appeal to this sought-after location.

The modern kitchen/breakfast room sits at the heart of the home and features contemporary units, integrated appliances, and ample space for a breakfast table – making it perfect for busy family mornings. Adjacent to the kitchen is a spacious lounge, ideal for relaxing or entertaining, which flows seamlessly into a formal dining room – offering a more defined space for family meals or hosting guests. The ground floor also benefits from a stylish family bathroom, fitted with a modern suite, and a generously sized master bedroom, providing the flexibility of single-level living if desired. Completing the ground floor is a light-filled conservatory that overlooks the garden, offering an additional living area that can be used year-round.

Moving to the first floor, you'll find three further well-proportioned bedrooms, each tastefully decorated and suitable for children, guests, or home office use. A modern shower room serves this floor, offering convenience and functionality for the whole family.

To the rear, the property enjoys a secluded and well-sized south-west facing garden, complete with a patio area for outdoor dining and a lawn perfect for children to play or for summer entertaining.





















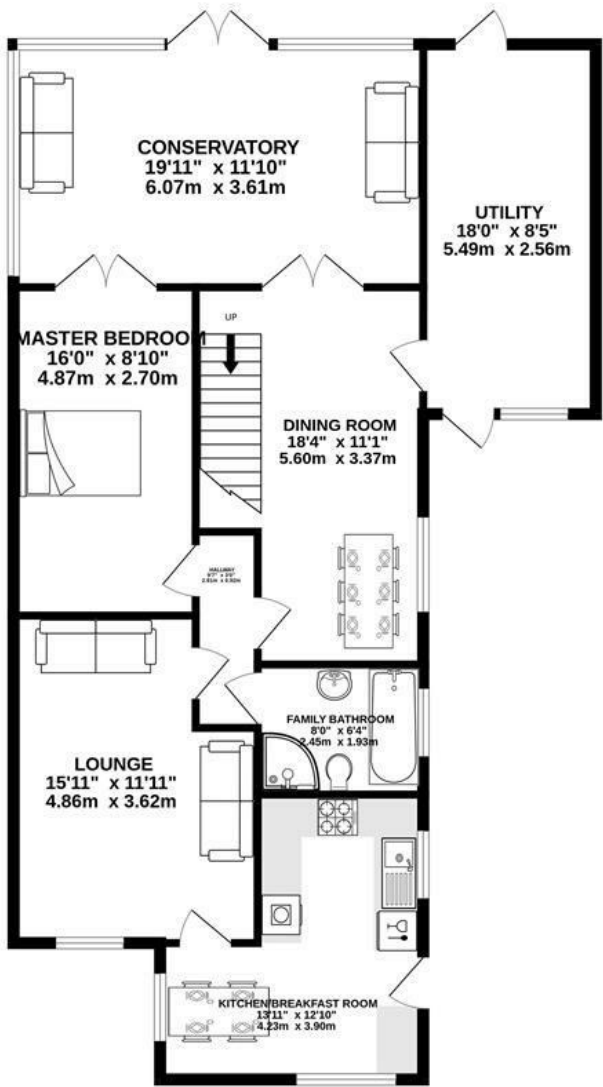




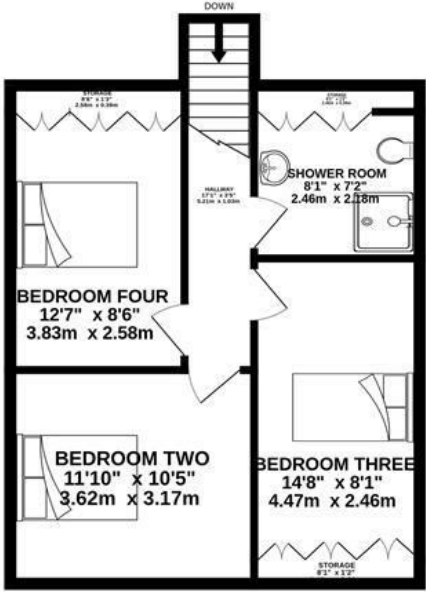


# BEN ROSE

GROUND FLOOR  
1108 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 55                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|   |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

