



## Pennington Drive, Farington Moss, Leyland

**Offers Over £270,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached property located in the highly sought-after area of Farington Moss. Tucked away within a quiet residential development, this modern family home offers an excellent balance of space, comfort, and style. Ideally situated for families, the property benefits from a wealth of local amenities including well-regarded schools, supermarkets, and leisure facilities. Leyland town centre is just a short drive away, while excellent travel links are provided via nearby Leyland and Farington train stations, frequent bus routes, and convenient access to the M6, M61, and M65 motorways—making commuting to Preston, Manchester, and beyond effortlessly simple.

As you step into the home, you're greeted by a welcoming reception hall that offers a glimpse of the thoughtfully designed interior. A handy WC is conveniently located just off the hall, ideal for guests. Moving into the spacious lounge, you'll find a warm and inviting space, beautifully enhanced by a stylish log burner and a striking bay-fronted window that fills the room with natural light. Towards the rear of the home lies the impressive open-plan kitchen/diner—perfectly suited for modern family living. This extended space boasts integrated appliances, ample worktop space, and a dedicated dining area ideal for entertaining. Just off the kitchen is a practical utility area, while patio doors provide seamless access out to the rear garden, creating a wonderful indoor-outdoor flow.

The first floor hosts three well-proportioned bedrooms, each offering a comfortable and peaceful retreat. The master bedroom is particularly spacious, benefitting from sleek fitted wardrobes and its own private en-suite for added convenience. The remaining two bedrooms are ideal for children, guests, or even a home office. Completing the upper floor is a modern three-piece family bathroom, finished to a high standard with neutral tiling and quality fixtures.

Externally, the property continues to impress. A double driveway sits at the front with space for up to two vehicles and leads to an integrated storage area, formerly the garage—with potential to be converted back if desired. The rear garden has been beautifully landscaped to provide multiple seating areas perfect for relaxing or socialising, as well as a central lawned space ideal for children to play or summer gatherings.

Altogether, this is a charming and versatile family home in a well-connected and desirable location, ready for its next chapter.

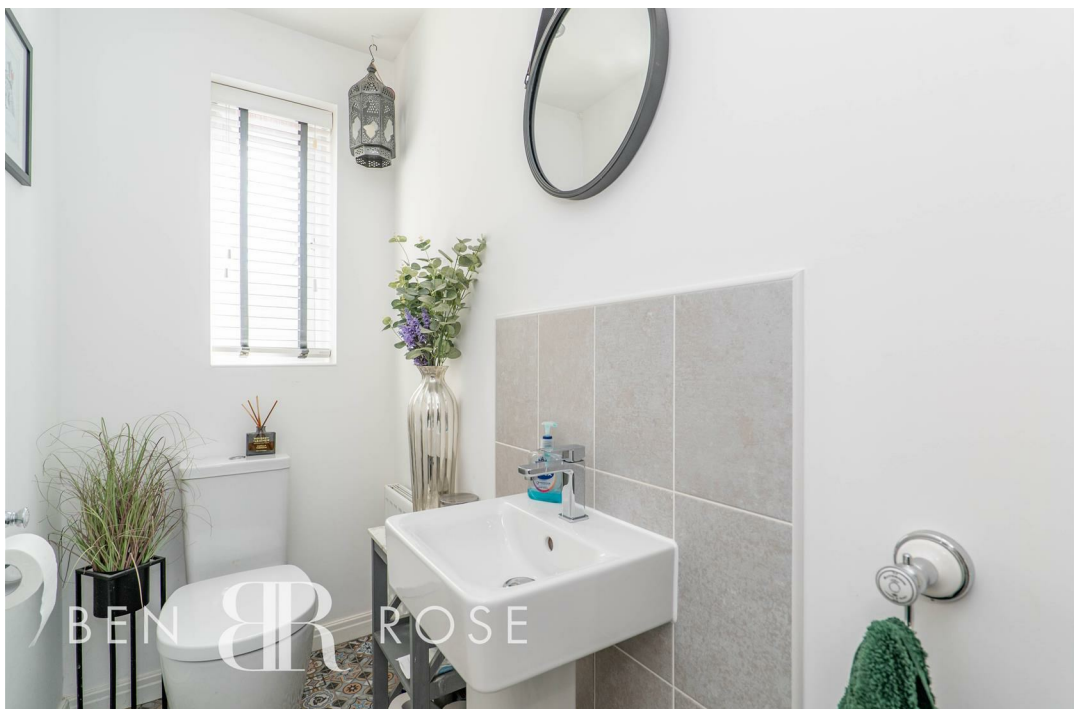




















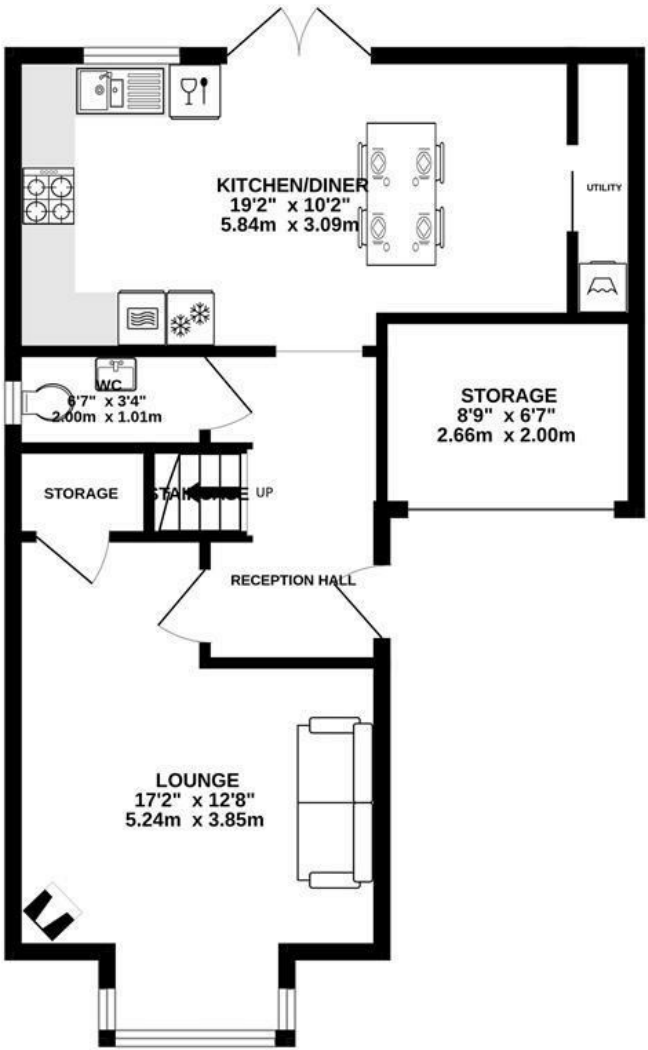




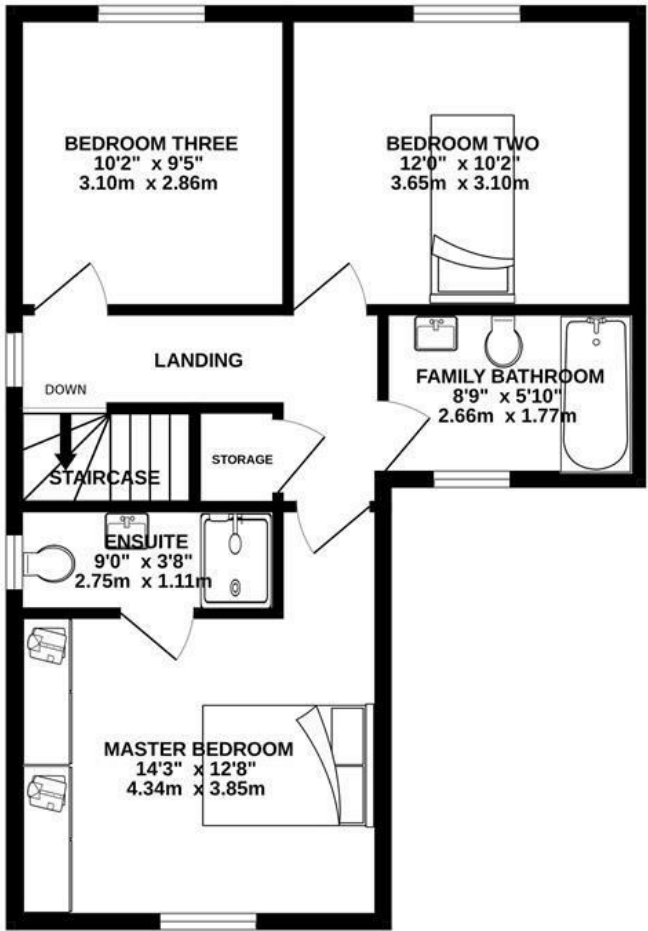


# BEN ROSE

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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.  
Made with Metropix ©2025



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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

