



**Stevenson Avenue, Farington, Leyland**

**£170,000**

Ben Rose Estate Agents are delighted to bring to market this three-bedroom semi-detached home, ideally located on a desirable street in Farington, Leyland. While the property would benefit from some modernisation throughout, it presents an excellent opportunity for first-time buyers or those looking for a rewarding project. Positioned just a five-minute drive from Leyland town centre, it enjoys close proximity to a wealth of local amenities, including shops, schools—falling within the catchment area for the highly regarded Balshaw High School—and excellent transport connections via local bus routes and easy access to both the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

Upon entering, you are welcomed into a spacious entrance hallway which provides access to the majority of the ground floor rooms. At the front of the property sits a well-proportioned lounge, featuring a traditional fireplace and a large front-facing window that allows plenty of natural light to fill the room. Towards the rear, a good sized dining room benefits from two rear-facing windows and easily accommodates a large family dining table, with the added convenience of generous under-stair storage. Adjacent to the dining room is the kitchen, offering ample worktop space and room for freestanding appliances, along with direct access to the garden.

Upstairs, the home boasts three bedrooms, two of which are doubles, providing comfortable accommodation for a family. The first floor also includes a three-piece family bathroom fitted with a bath.

Externally, the property occupies a spacious corner plot with a wrap-around garden that includes mature shrubs, established trees, and a patio area ideal for outdoor seating. Gated access at the side leads to a private driveway, offering ample off-road parking.







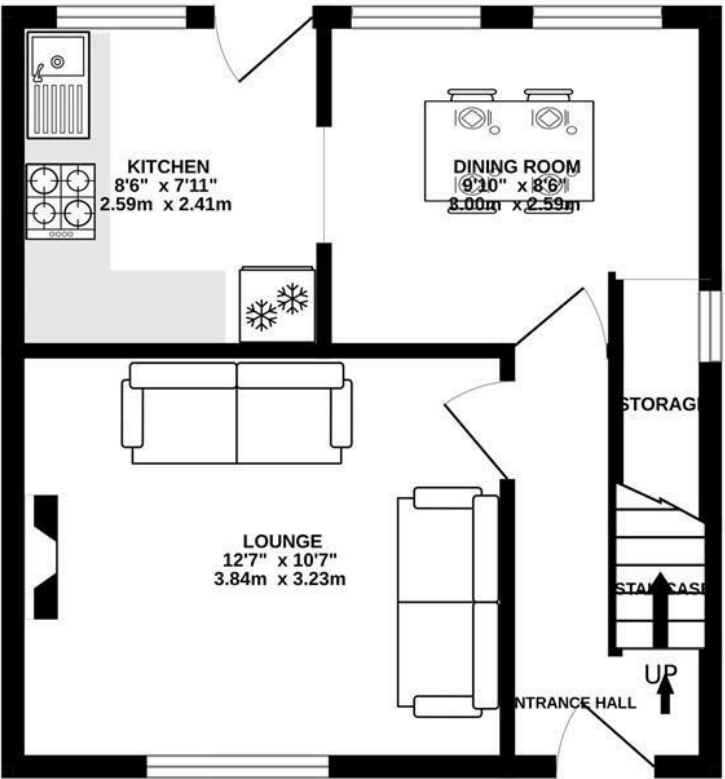




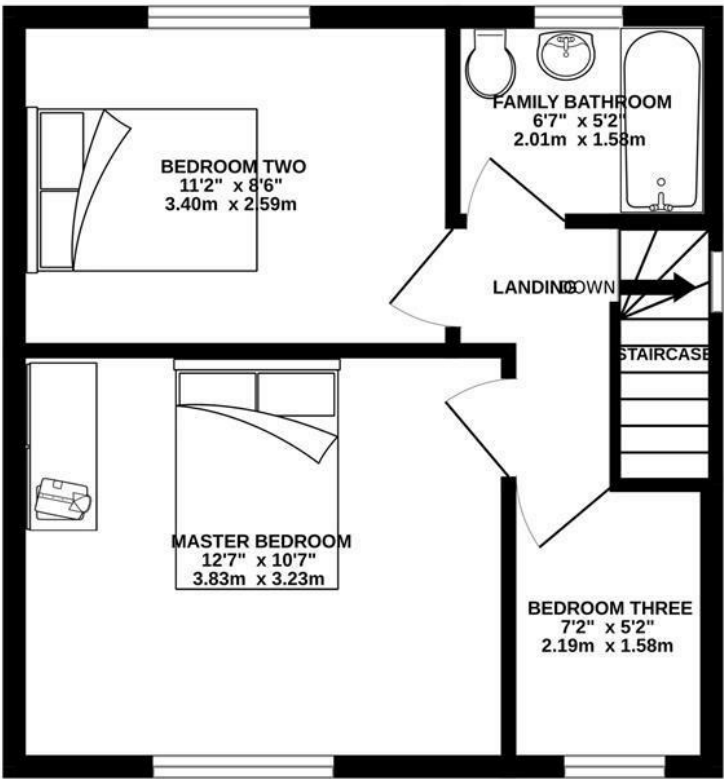


# BEN ROSE

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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.  
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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		
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	

