



Stanley Road, Farington, Leyland

Offers Over £210,000

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom semi-detached property, located on 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. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into the entrance hallway, where a staircase and stair lift 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, featuring a charming fireplace and ample room for soft furnishing can be found at the rear. 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 spacious family bathroom with an over the shower bath completes this floor.

Externally, the property offers a private driveway providing off-road parking. The detached single garage can be accessed from the front and provides a large versatile storage space. The well maintained rear garden features 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.







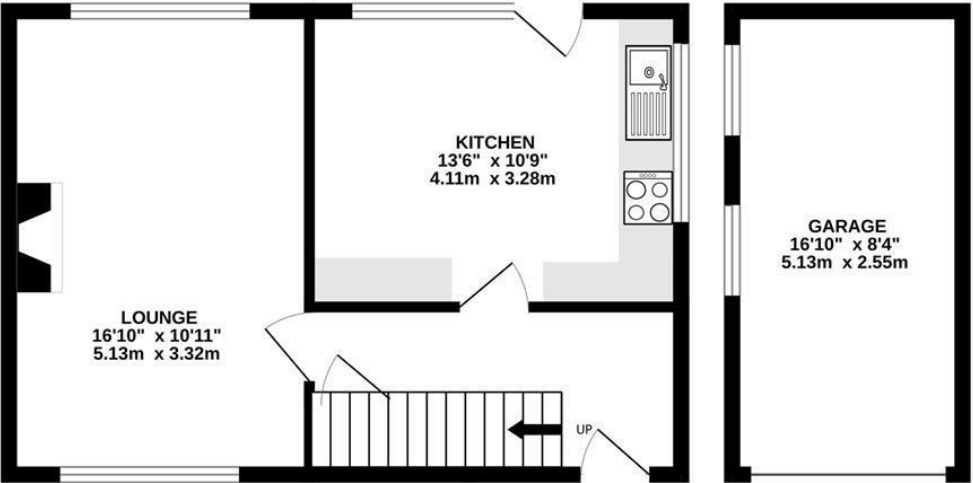




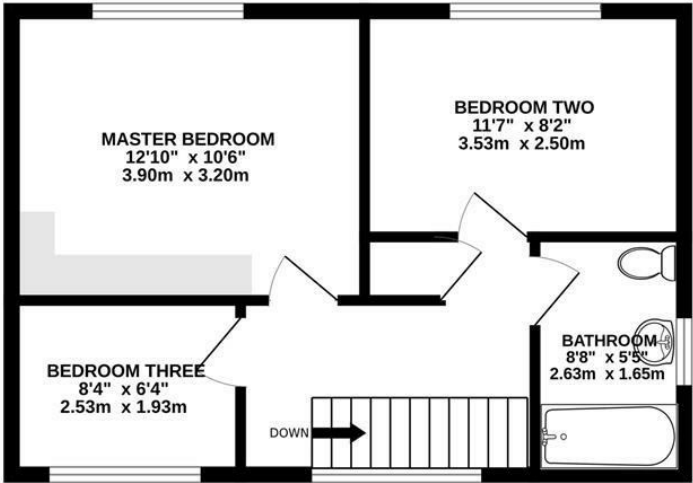


BEN ROSE

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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 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	

