



**Highfield Avenue, Farington, Leyland**

**Offers Over £190,000**

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached home, ideally located on the outskirts of the highly desirable village of Leyland. The house is only a short drive to the town centre offering excellent shops and amenities. There is also easy access to Preston City Centre via nearby travel links such as Leyland train station as well as the M6 motorway. This property is Ideal for first time buyers, small families and couples looking to move into the area.

Upon entering, you're welcomed into a spacious entrance hall that provides access to all ground floor rooms and the staircase to the upper level. At the front of the home, the lounge is filled with natural light thanks to a large front facing window and features a fireplace as a central focal point. Patio doors lead directly out to the garden, creating an ideal space for indoor-outdoor living. To the rear is the kitchen that offers a generous range of wall and base units, with a mix of freestanding and integrated appliances.

Upstairs, the home offers three well-proportioned bedrooms. Two are comfortable doubles, while the third makes for a perfect nursery, home office, or single bedroom. The master bedroom boasts fitted wardrobes offering extra storage options. The family bathroom is fitted with a three-piece suite and features an over-the-bath shower, creating a stylish and functional space for daily use.

Outside, the rear garden enjoys a combination of paving and lawned area backed by large trees providing privacy. To the front, a driveway accommodates two vehicles and leads up to a single garage. Overall this family home would make an ideal choice for couples looking to live in the area.









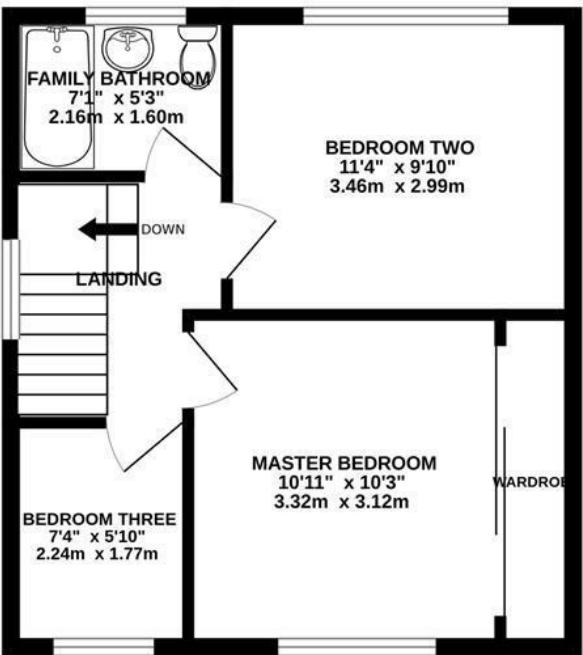
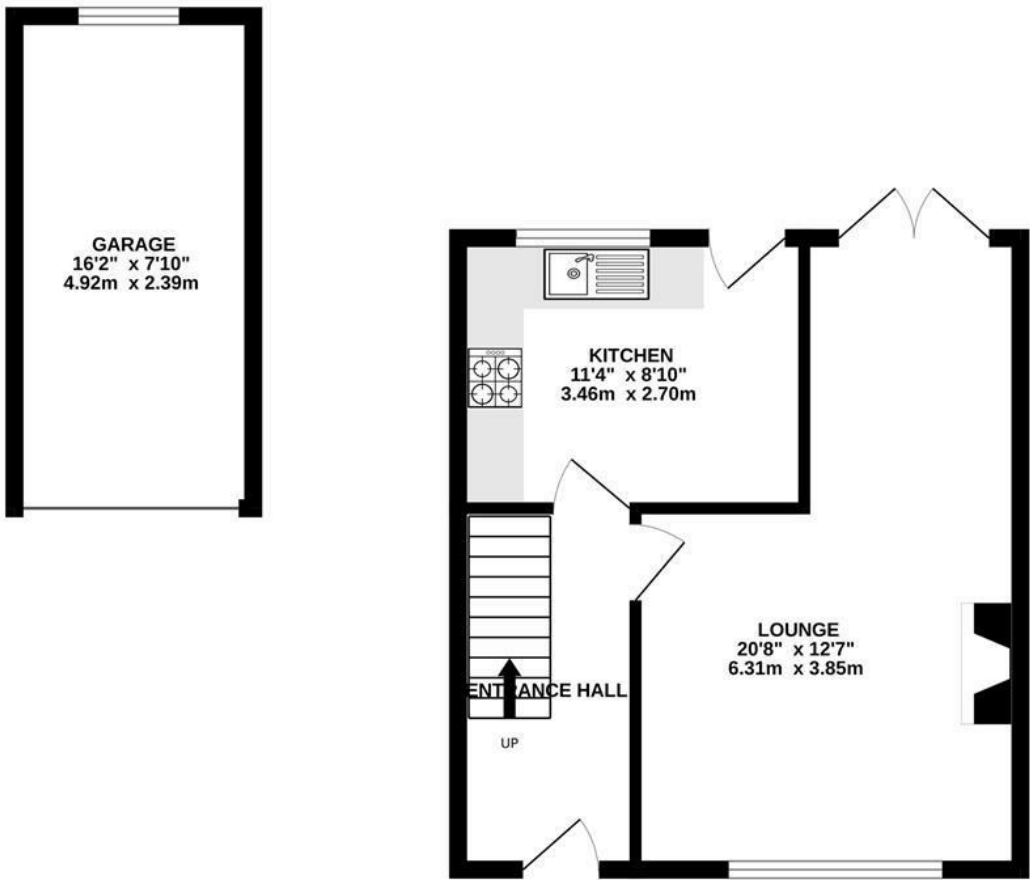




# BEN ROSE

GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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                                 |         | 85                         |
| (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<br>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 |

