BEN ROSE



Mill Street, Farington, Leyland **Offers Over £110,000**

Ben Rose Estate Agents are pleased to present to market this two bedroom-bedroom mid-terrace home, ideally situated in a sought-after area of Leyland. Perfect for first-time buyers or small families, the property offers comfortable living with easy access to local amenities. Located just a short stroll from Farington Park and within walking distance of Leyland Town Centre, the home benefits from excellent transport links, including local bus routes, Leyland Train Station, and easy access to the M6 and M65 motorways, making it ideal for commuters.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge featuring a charming fireplace, a large front-facing window, and an open staircase leading to the upper level. From the lounge, you enter the kitchen/diner, which boasts a contemporary fitted kitchen with an integrated oven and hob, as well as ample space for a family dining table. A single door from the kitchen provides access to the rear garden.

Upstairs, the property offers two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. The accommodation is completed by a three-piece family bathroom featuring an over-bath shower.

Externally, the property enjoys plenty of on-street parking to the front, while to the rear there is a generously sized, low-maintenance yard with gated access to a rear lane.




keeping it clean





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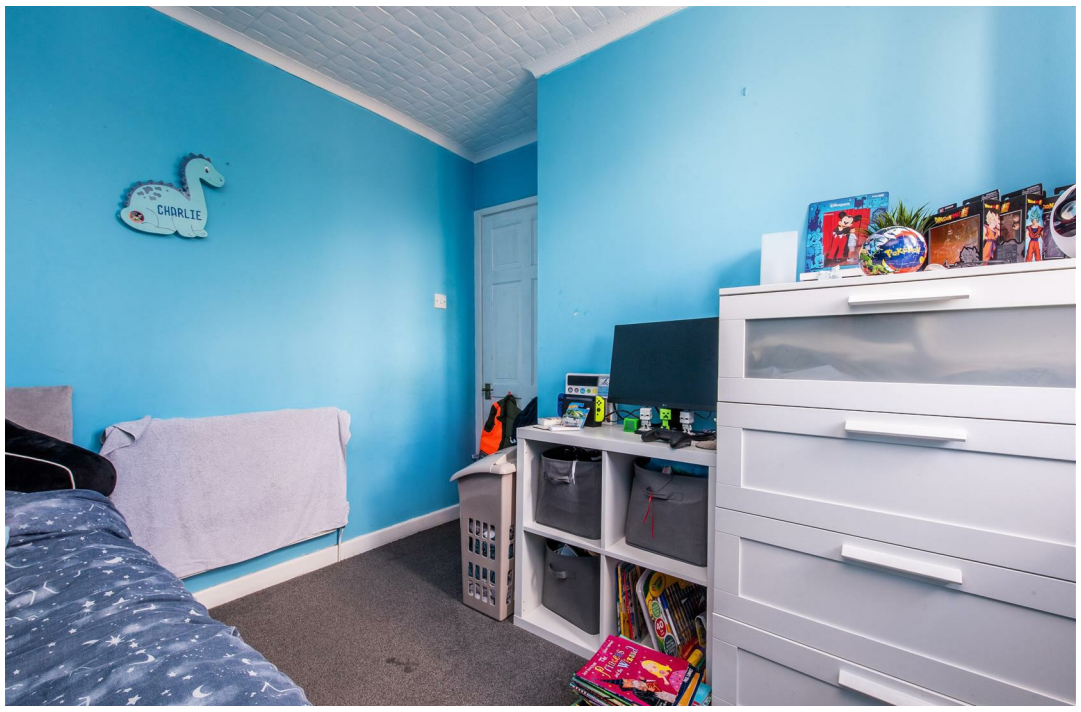




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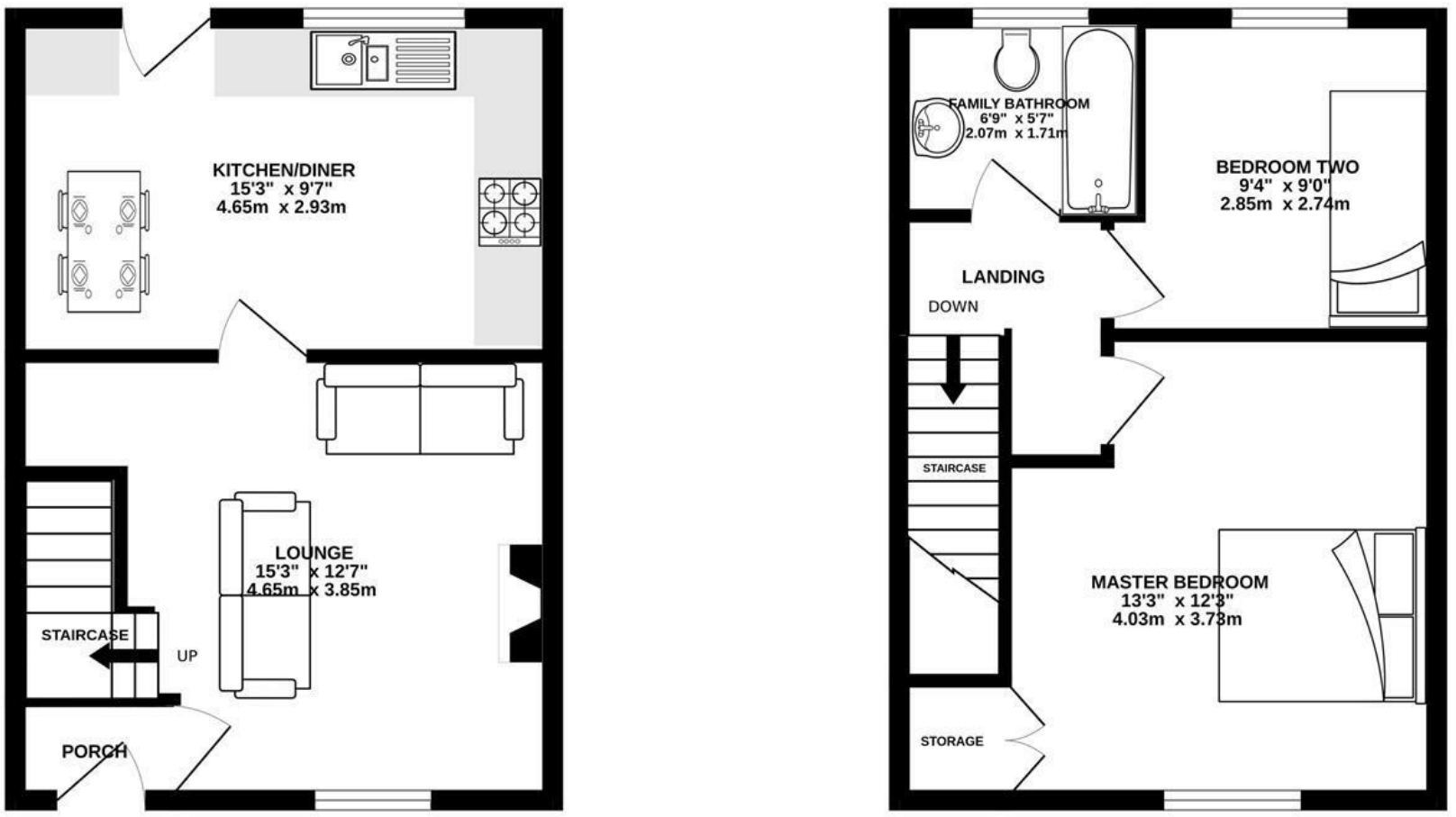


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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

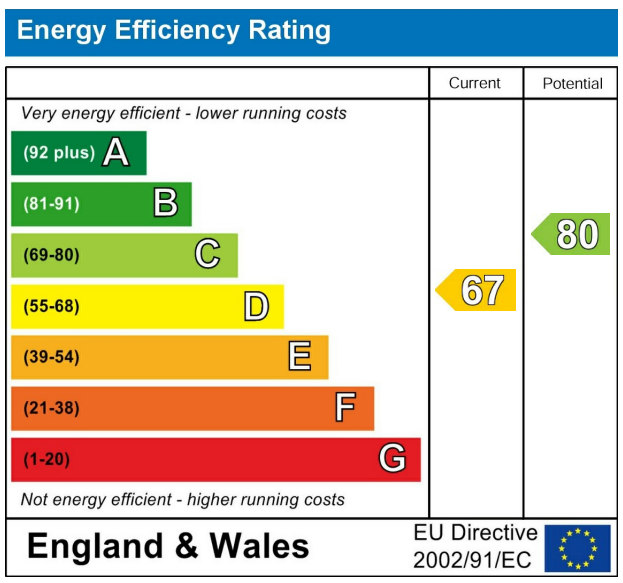
1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

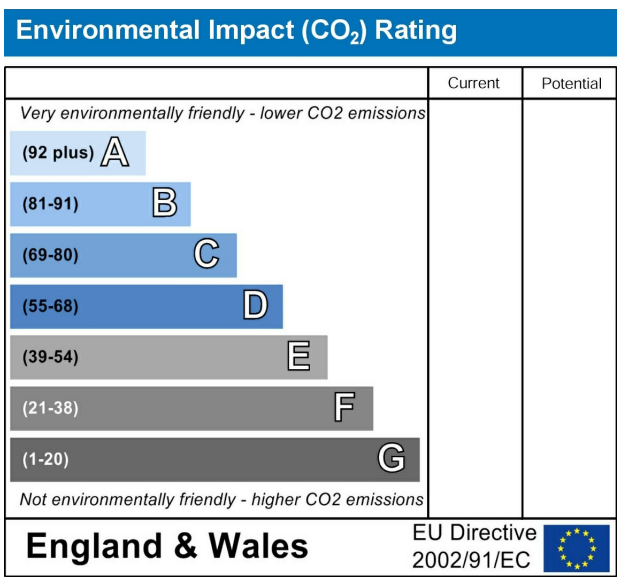


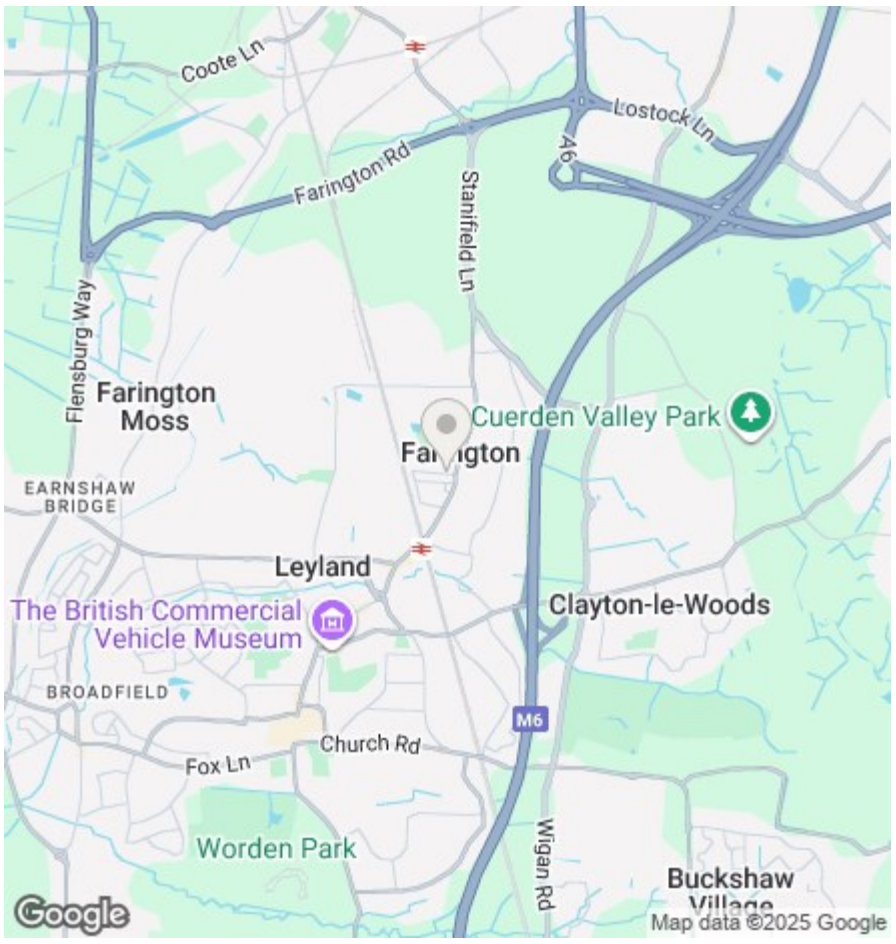
TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

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.







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