



Herringbone Street, Farington Moss, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace property, situated in a highly sought-after area of Leyland. This home offers an excellent balance of modern living and practicality, making it an ideal choice for couples and families alike. Perfectly positioned close to Leyland town centre, residents will benefit from a wide range of local amenities including shops, supermarkets, restaurants, bars, pubs, and schools, all within easy reach. The property also boasts excellent transport links, with Leyland train station offering direct services to Preston, Manchester, and Liverpool, while the nearby M6, M61, and M65 motorways provide superb connectivity across the North West. Regular bus routes also connect to Preston and Chorley, ensuring convenient travel options for commuters.

Stepping inside, you are greeted by a bright and welcoming entrance hall that leads into the heart of the home. To the front lies a modern fitted kitchen and dining room, designed with both functionality and style in mind, offering ample space for family meals or entertaining. Towards the rear, the full-width lounge serves as a spacious and comfortable living area, flooded with natural light through the French doors that open directly onto the rear garden. This seamless indoor-outdoor flow makes it perfect for family gatherings or relaxing during the warmer months. A convenient WC is also located off the hall, adding to the practicality of the ground floor.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. The impressive master bedroom spans the full width of the home, providing a generous and tranquil retreat. The second bedroom is a spacious double, while the third bedroom offers flexibility as a comfortable single, home office, or nursery. Completing the floor is a stylish and contemporary family bathroom, finished to a high standard.

Externally, the property continues to impress. To the front, there is a neat lawned garden alongside two designated parking spaces, ensuring ease for multi-car households. The rear garden is mainly laid to lawn with a paved patio area, offering an ideal spot for outdoor dining, play, or relaxation.

In summary, this superb end-terrace home combines modern interiors, practical features, and a prime Leyland location, making it an outstanding opportunity for families and first-time buyers alike.















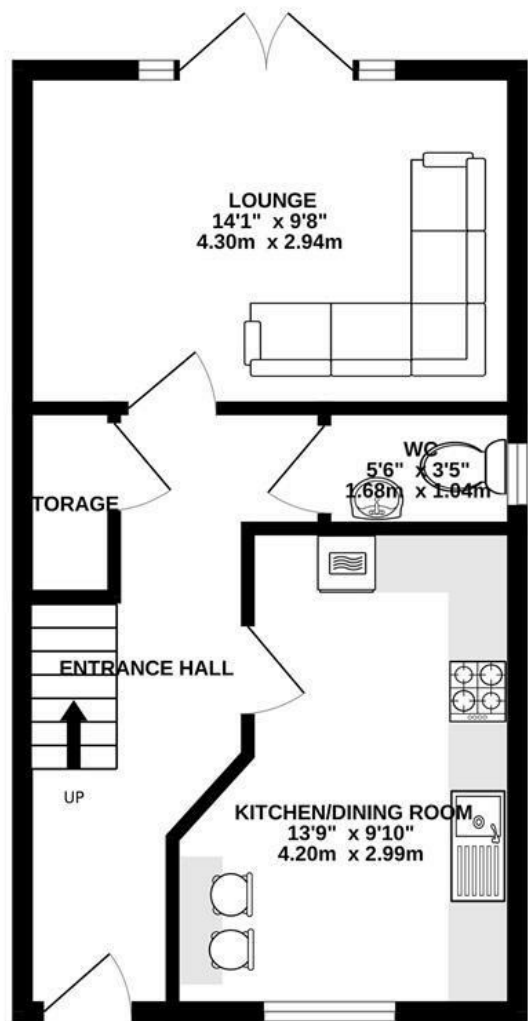




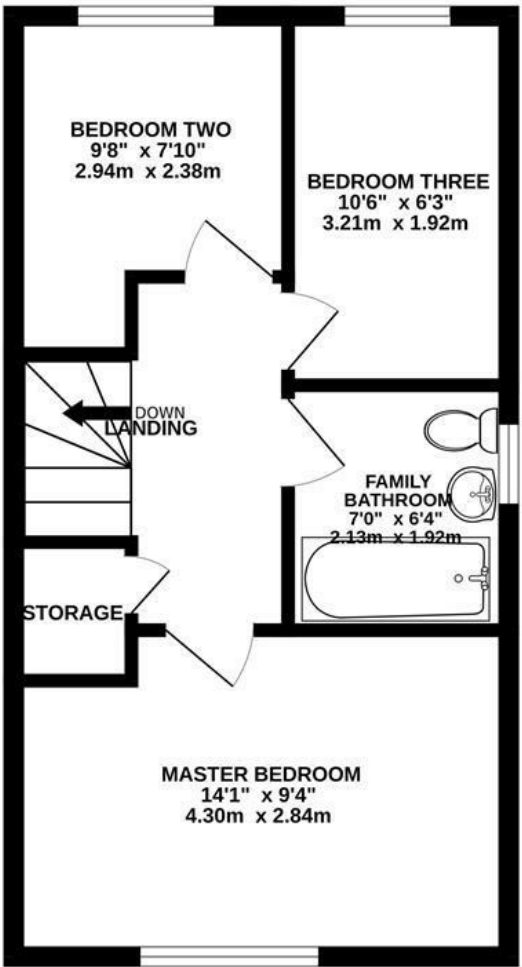


BEN ROSE

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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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	

