



**Boardman Close, Farington, Leyland**

**Offers Over £187,500**

Ben Rose Estate Agents are pleased to present to market this well presented, NO CHAIN, three bedroom, semi-detached property in the sought after village of Farington. This would be an ideal family home or for a first time buyer looking to get onto the property ladder. The property is situated near to the town of Leyland and is surrounded by superb local schools, supermarkets and amenities with fantastic travel links via the nearby Leyland train station and M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping inside, you're greeted by an inviting entrance hall leading to a convenient WC and the spacious lounge area. The lounge, bathed in natural light from a large front-facing window, offers ample space and features a cosy fireplace, complemented by an open staircase leading to the first floor. Flowing seamlessly from the lounge is the kitchen/diner, boasting generous proportions and practicality. Complete with integrated appliances such as a fridge freezer, hob/oven, and dishwasher, this area also provides access to under stair storage and the charming garden beyond.

Ascending to the first floor, you'll find a spacious landing area leading to two generously sized double bedrooms, each offering comfortable living space. Additionally, the third bedroom presents versatility, perfect for a home office or nursery as needed. Convenient storage is provided by a cupboard situated off the landing, ensuring organizational ease. Completing the accommodation is a well-appointed three-piece family bathroom featuring an over-bath shower, catering to the needs of modern family living.

Beyond the interiors, this property boasts a sizable garden, predominantly lawned and enhanced by a raised decking area, providing an ideal space for outdoor relaxation and entertaining. Privacy is ensured by tall fencing, offering seclusion from neighboring properties. Furthermore, the property benefits from off-road parking to the front with a driveway accommodating two cars, and is conveniently situated within a tranquil cul-de-sac setting. Don't miss the opportunity to make this delightful residence your new home.



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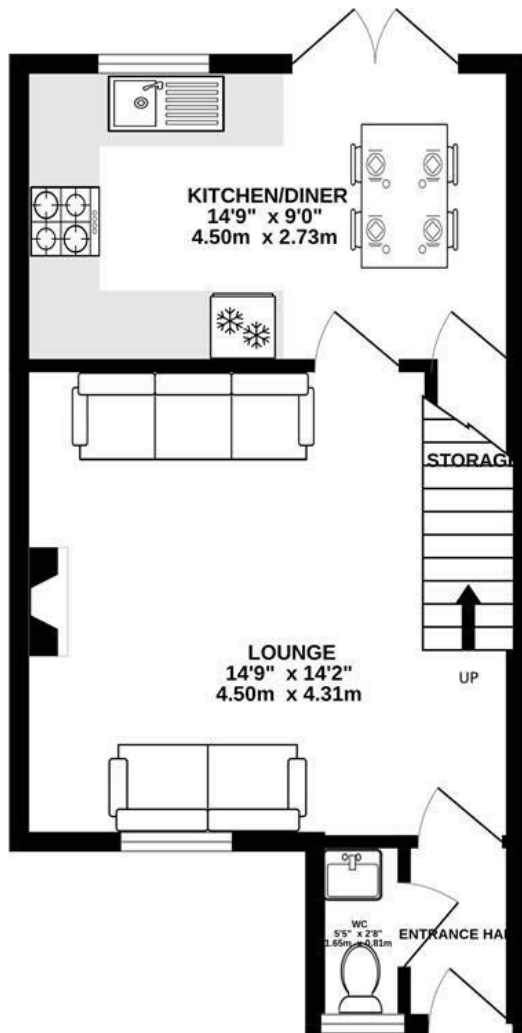




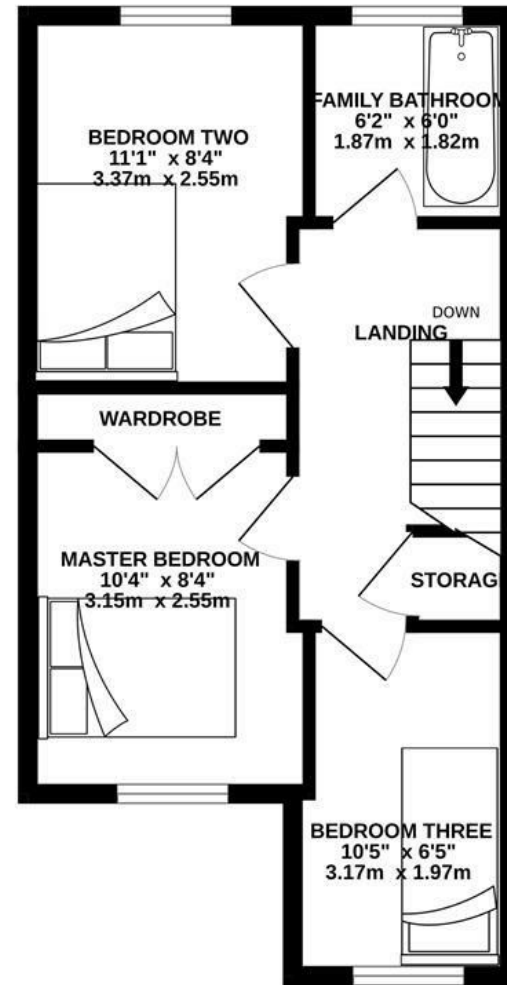




GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



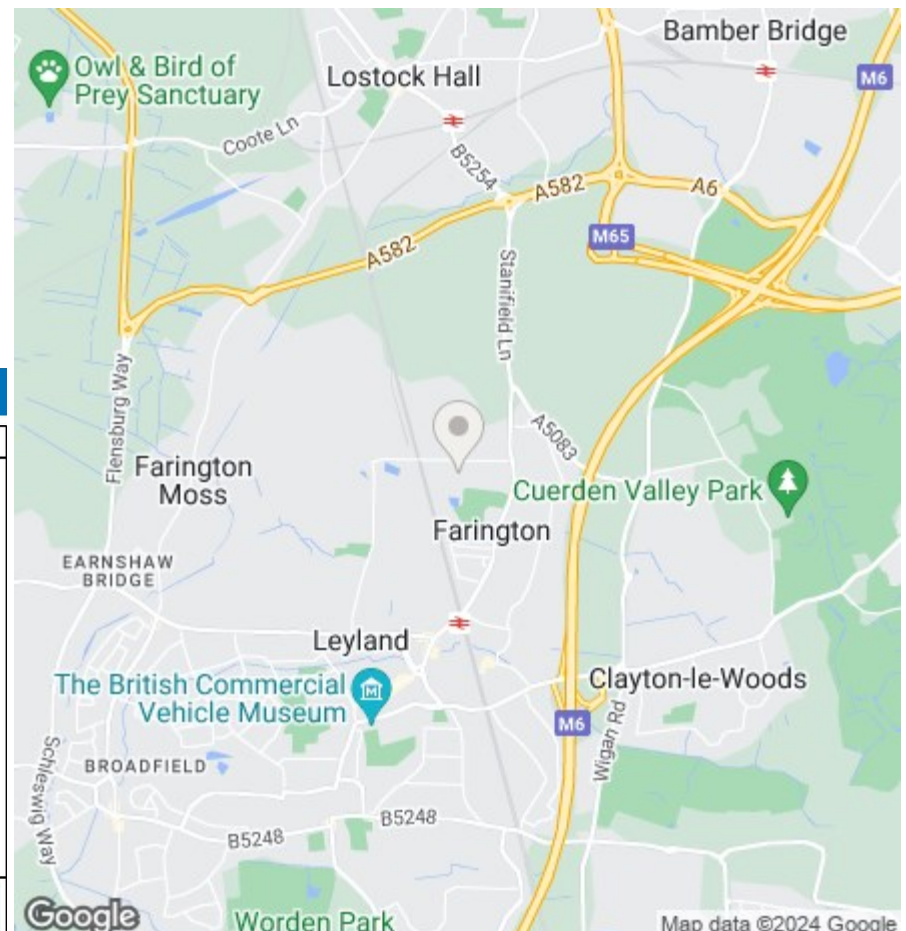
1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |