



Bristol Avenue, Farington, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this spacious and extended three-bedroomed semi-detached home in Farington. Positioned in a desirable area, this property offers convenient access to local amenities, excellent travel links, and a welcoming atmosphere.

As you step into the inviting hallway, you'll immediately feel at home. The ground floor features an open-plan lounge and dining room, perfect for entertaining or relaxing with family, with patio doors leading to a delightful conservatory, bringing the outdoors in. The well-equipped kitchen with integrated appliances caters to culinary needs, while a utility room and WC add practicality to daily living.

Ascending to the first floor, you'll find a generously sized master bedroom alongside a second double bedroom and a useful third bedroom, offering versatility for various living arrangements. The family bathroom completes this level with a bath and shower over, ensuring comfort and convenience for all residents.

Outside, the property boasts a sunny rear garden, providing a private oasis for outdoor enjoyment and relaxation. An attached garage and driveway with parking for multiple cars offer ample space for vehicles and storage, enhancing the property's appeal and functionality.

This charming semi-detached residence presents an ideal opportunity for comfortable and convenient living in a sought-after location. Don't miss out on making this your forever home. Arrange a viewing today!









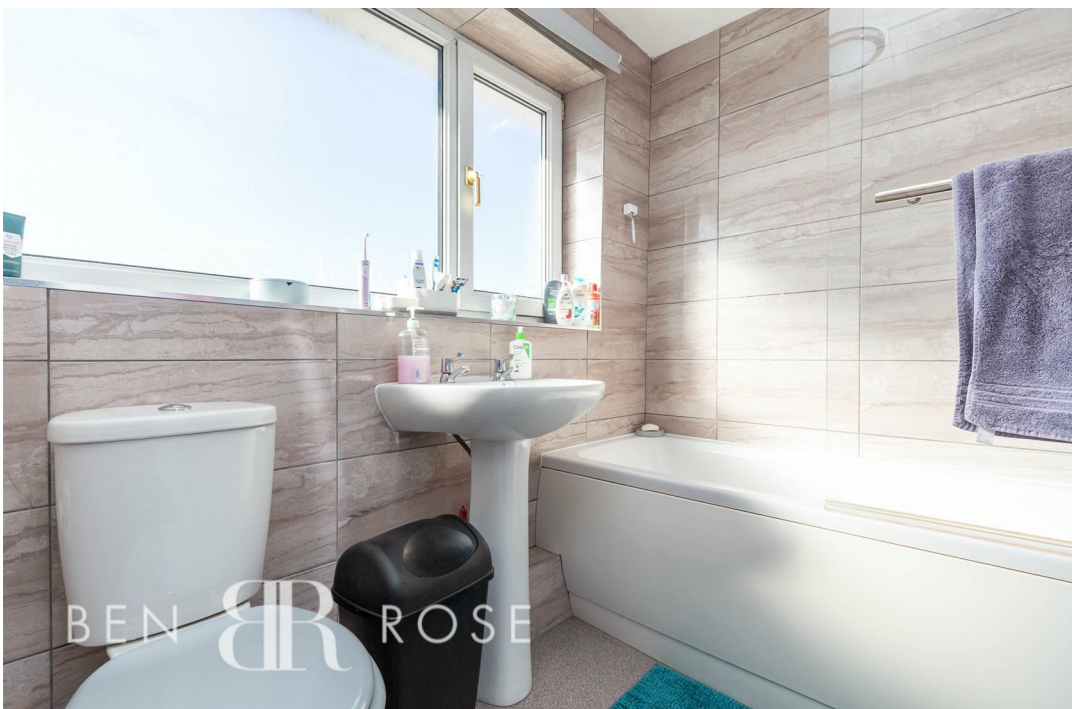






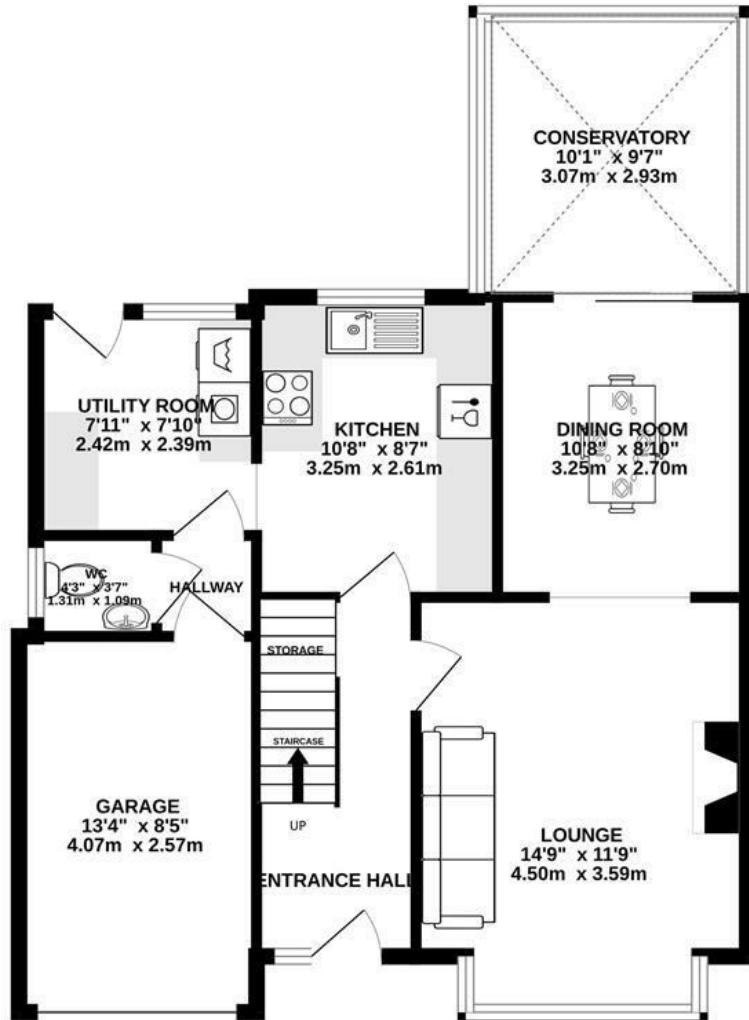




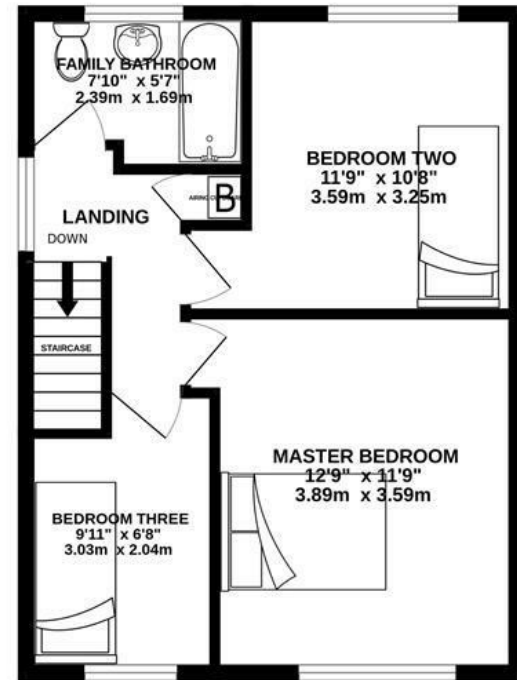


BEN ROSE

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



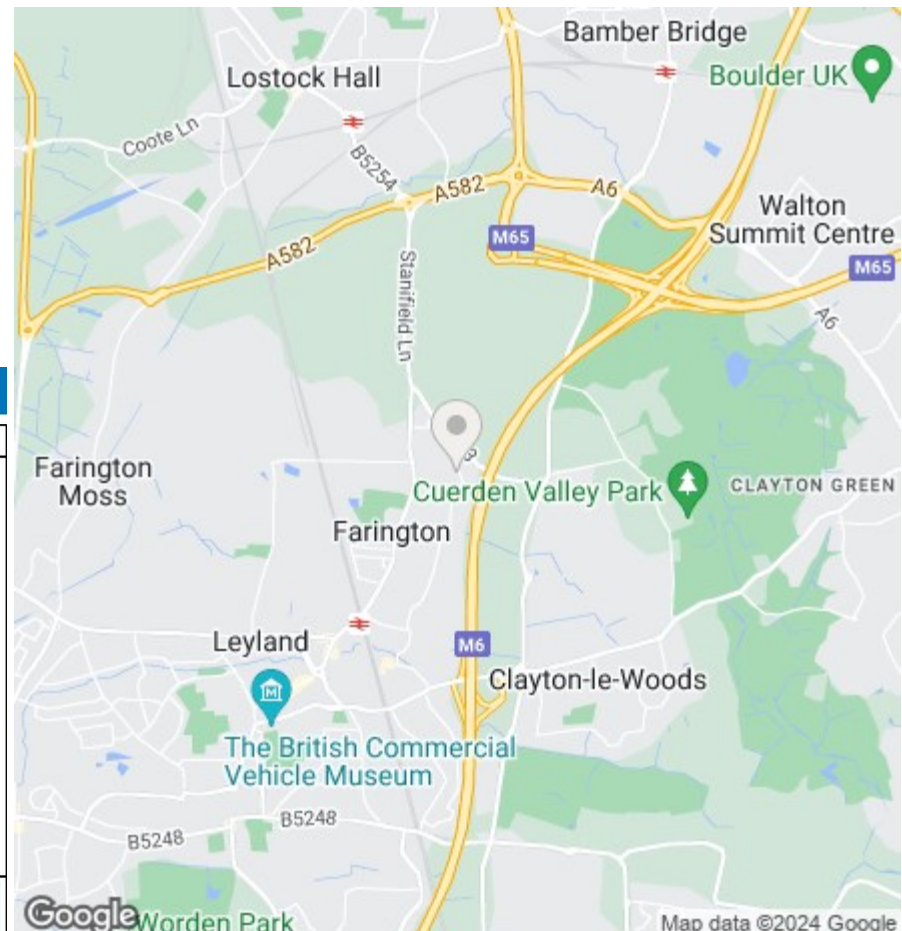
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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.
Made with Metropix ©2024

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	82

Environmental Impact (CO₂) 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	