



Stanifield Lane, Farington, Leyland

Offers Over £280,000

Ben Rose Estate Agents are delighted to bring to market this extended, four bedroom, semi-detached property in Leyland. This would be an ideal family home offering plenty of space throughout. The property is situated within walking distance to Leyland's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. To the front, you'll find the family room which is currently being used as a part office/dining room. This room has potential to be used for a wide range of uses and features a traditional fireplace and bay-fronted window. Heading back through the hall, you'll enter into the cosy and spacious lounge. The lounge also features a traditional fireplace and patio doors that lead to the rear. The modern, open-plan kitchen extension is found to the rear of the property and features a central island, LED spot lighting under the cabinets and integral appliances such as a fridge/freezer and dishwasher. This space also makes for an ideal dining area - perfect for families. Additionally, the kitchen has both access to the rear patio and to the integral garage.

Moving upstairs, you'll find the four bedrooms with bedroom two benefitting from fitted wardrobes and a bay-fronted window. The property also has an unusual, two family bathrooms. These are perfect to be used as separate bathrooms for parents and children and both feature bathtubs with showers.

Externally, to the front of the property is a generously sized driveway with room for multiple vehicles. This also leads up to the single garage and has a small laid lawn. To the rear is a well maintained garden that features an Astro Turfed lawn, raised decked patio area and workshop. The workshop features mains power, security system and solid concrete foundations.



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			
		60	81
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	

