



95 Grasmere Avenue, Farington, Leyland, PR25 3UE

Offers Over £200,000

 3  2  1  B

Located in the serene surroundings of Grasmere Avenue, Farington, Leyland, this charming semi-detached house offers a perfect blend of modern living and tranquillity. Having been purchased new just four years ago, the property is ideally situated near local transport links and amenities, making it a convenient choice for families young and old.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and comfort, providing an excellent space for relaxation and entertaining, this leads seamlessly into a contemporary kitchen and dining area, designed for both functionality and style, hosting French doors for a smooth transition into the outdoor space. The ground floor also features a convenient downstairs W/C, enhancing the practicality of the home.

The first floor boasts two generously sized double bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and comfort. The third bedroom, invites your creativity, whether it be a guest room, study, or playroom. A well-appointed family bathroom completes this level, complemented by multiple storage cupboards to keep your living space tidy and organised, additionally the loft has also been boarded to help maximise storage to its full potential.

Outside, the property features a front driveway and a beautifully landscaped garden, recently upgraded to include a patio area, lush grass, and a charming pergola, perfect for enjoying the outdoors during warmer months.

This is an opportunity not to be missed for those seeking a modern family home in a desirable location. Council Tax Band B, EPC Rating B, Freehold

\*Please note measurements for this property are located within the floorplan\*

























## Road Map



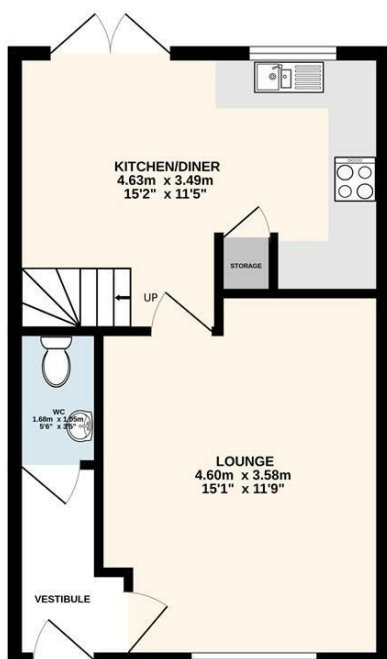
## Hybrid Map



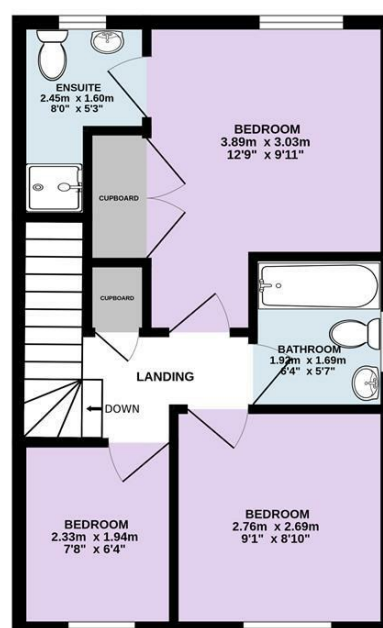
## Terrain Map



GROUND FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA: 70.5 sq.m. (759 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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