



Farington Court, Farington, Leyland

£1,395 PCM

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented three-storey, three-bedroom terraced home, tucked away within a secure gated community in Leyland. Offering a perfect blend of modern design and versatile living, the property is ideally suited for families seeking both comfort and convenience. Situated in a highly sought-after location, residents benefit from easy access to Leyland town centre, with its array of shops, bars, restaurants, pubs, and reputable schools. Commuters will appreciate the excellent travel connections, with Leyland station providing rail links to Preston, Manchester, and Liverpool, along with strong bus services to Preston and Chorley. The M6, M61, and M65 motorways are all close by, placing major towns and cities within easy reach.

Stepping through the entrance hall, you are greeted by a modern kitchen/dining room fitted with sleek units, integrated appliances, and space for family dining. Further along, a generous sitting room occupies the rear of the ground floor, filled with natural light and offering direct access to the garden, creating an inviting space for everyday living. A convenient WC completes this level.

Ascending to the first floor, you'll find a bright and spacious lounge, enhanced by twin French doors opening onto Juliet balconies, which flood the room with light and add a touch of elegance. A well-sized double bedroom is also located on this floor, alongside a stylish and contemporary family bathroom.

The second floor is dedicated to private and tranquil spaces. The full-width master bedroom is a standout feature, with Velux windows creating an airy, open atmosphere, fitted wardrobes. It also benefits from a contemporary ensuite shower room. A further double bedroom completes this level, offering flexibility as a guest room, child's bedroom, or home office.

Externally, the home enjoys a welcoming front garden with a neat lawn that adds kerb appeal. To the rear, the garden offers a mix of lawn and mature planting, creating a pleasant outdoor retreat. Additionally, the property benefits from allocated rear parking for two vehicles.

In summary, this stunning home offers spacious accommodation set over three floors, modern finishes throughout, and a secure setting in a highly desirable location – an ideal rental property for families looking to settle in Leyland.






















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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) 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	