



Bristol Avenue, Farington, Leyland

£200,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom, semi-detached property, located in the highly sought-after area of Farington, Leyland. This lovely home offers a perfect opportunity for families or couples seeking a well-presented property in a convenient and friendly neighbourhood. The home sits within easy reach of Leyland town centre, which provides a great selection of local shops, supermarkets, cafés and restaurants. Excellent travel links are also close by, with Leyland Train Station just a short drive away offering direct routes to Preston, Manchester and beyond. The M6 and M61 motorways are easily accessible, making it ideal for commuters, while nearby schools, parks, and leisure facilities further enhance the appeal of this fantastic location.

Stepping inside, you are greeted by a welcoming entrance hall that provides access to the first-floor staircase, the kitchen, and the spacious lounge. The lounge offers a comfortable and inviting space for relaxing or entertaining, with ample natural light flowing through. From here, you move through to the dining room, which enjoys lovely views over the rear garden and serves as a wonderful setting for family meals or gatherings. The modern kitchen offers a practical layout with plenty of worktop and storage space, making it ideal for everyday cooking and meal preparation.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. Two of the bedrooms benefit from built-in wardrobes, offering excellent storage solutions, while the third bedroom can easily serve as a child's room, guest room, or home office. The family bathroom is well presented and fitted with a three-piece suite, providing a relaxing space to unwind after a long day.

Externally, the property features a driveway with space for two cars and access to a large garage, offering both parking and additional storage. The front garden presents a neat and tidy appearance, adding to the home's kerb appeal. To the rear, you'll find a fully fenced, low-maintenance paved garden with a decked seating area—perfect for outdoor dining or enjoying the evening sun.

In summary, this delightful three-bedroom semi-detached home offers comfortable, well-balanced living spaces both inside and out, all within a desirable and convenient Leyland location. Ideal for families or couples alike, this property is ready to move into and enjoy from day one.



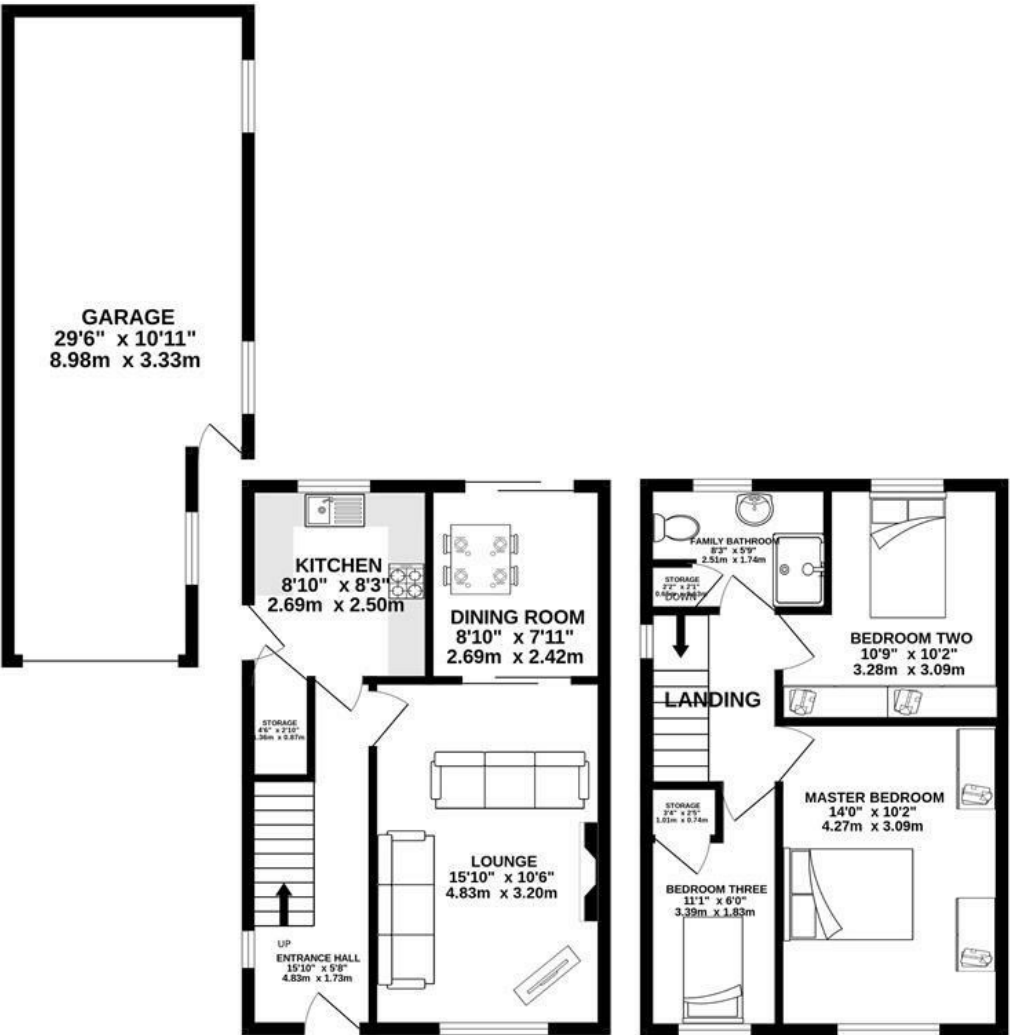




BEN ROSE

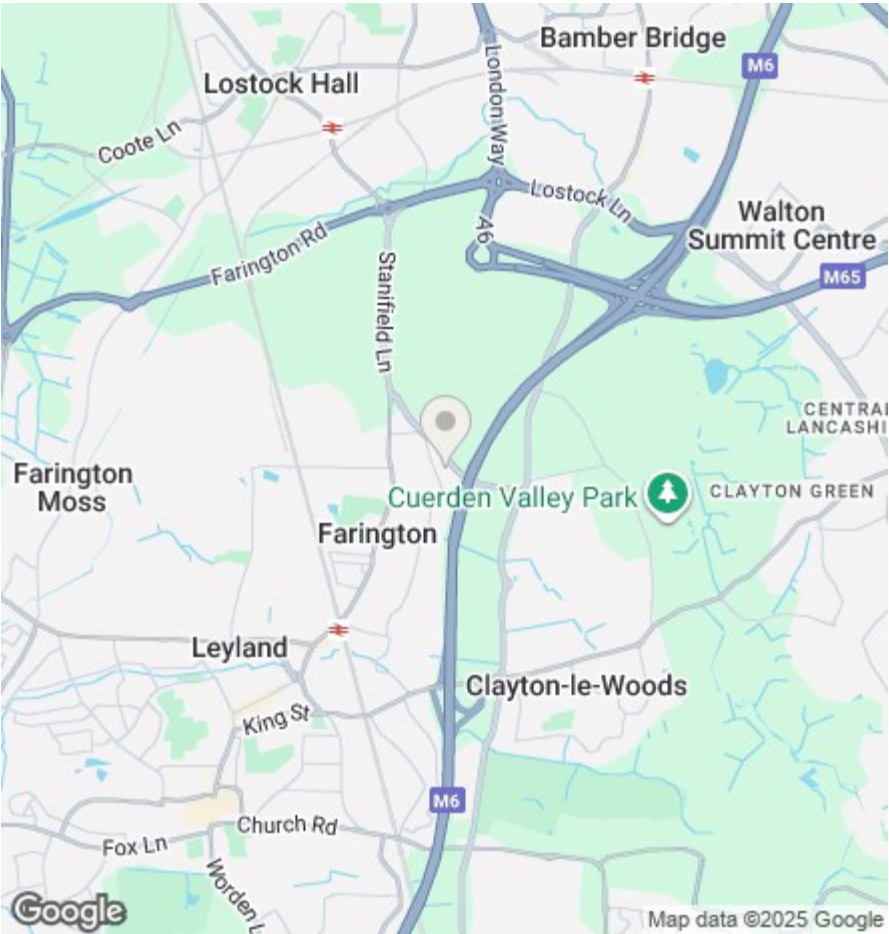
GROUND FLOOR
692 sq. ft. (64.3 sq.m.) approx.

1ST FLOOR
400 sq. ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq. ft. (101.4 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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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 