



**Riverside Avenue, Farington Moss, Leyland**

**Offers In The Region Of £200,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in a highly sought-after area of Leyland. Ideally suited for families, the property is conveniently situated near Leyland town centre, offering superb local schools, shops, and amenities. It is also just a ten-minute drive from the award-winning Worden Park. Excellent transport links are available via Leyland train station and the nearby M6 and M61 motorways, ensuring easy commuting.

Stepping into the property, you are welcomed into the hallway, where a staircase leads to the upper level. To the left, you enter the spacious lounge, featuring a charming fireplace and a large window overlooking the front aspect. The lounge seamlessly flows into the kitchen through sliding double doors. The modern kitchen is equipped with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, along with additional living space currently used as an office. Continuing through, you reach the dining room at the rear, which offers ample space for a family dining table. Sliding patio doors open onto the rear garden, enhancing the indoor-outdoor flow.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated mirrored wardrobes. A modern three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles. At the rear, a generously sized garden features a well-maintained lawn, a flagged patio, and a raised decking area overlooking the beautiful running river.

Early viewing is highly recommended to avoid disappointment.











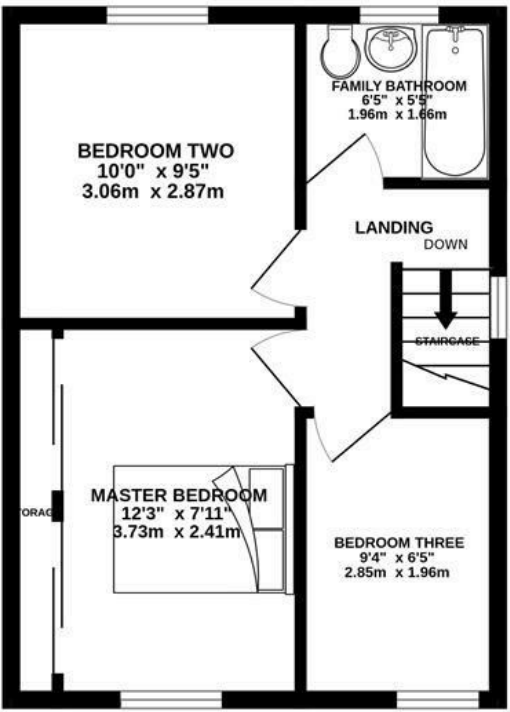


# BEN ROSE

GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

