



Crown Street, Farington, Leyland

Offers Over £170,000

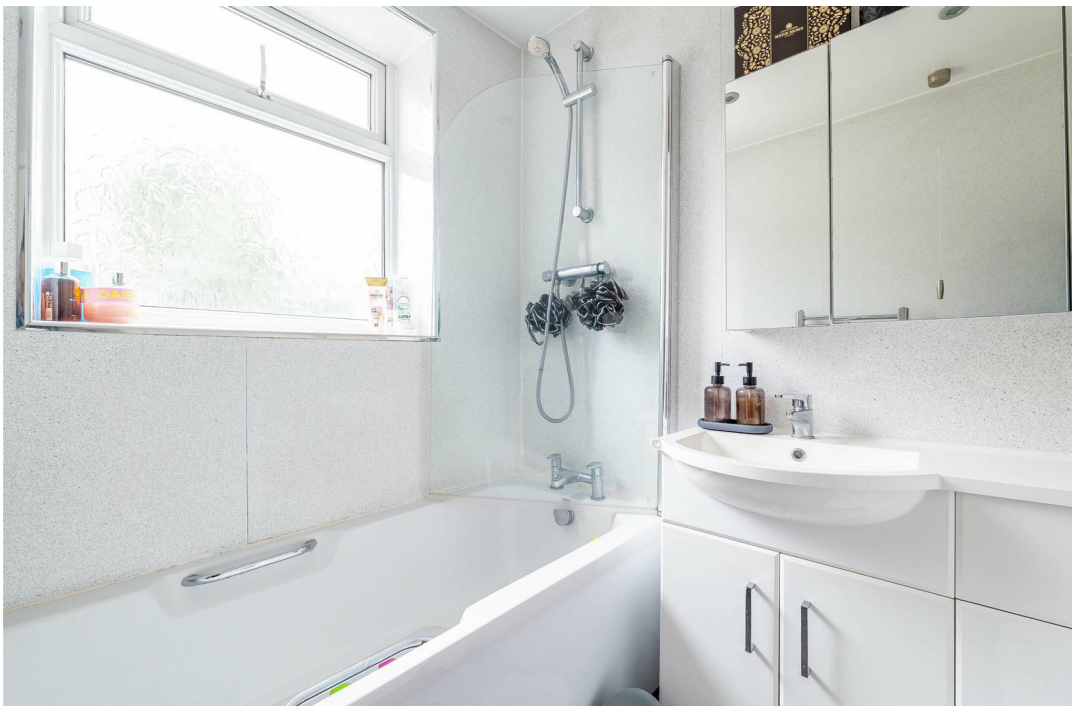
Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom semi-detached home, ideally situated in the sought-after area of Farington, Leyland. This property offers an excellent opportunity for families, couples, or first-time buyers looking for a comfortable home with great potential. The location benefits from a fantastic range of nearby amenities, including shops, pubs, restaurants, and well-regarded schools, with Leyland town centre just a short distance away. There are excellent travel links via Leyland train station, offering direct routes to Preston, Manchester, and Liverpool, alongside convenient bus services to Leyland, Preston, and Chorley. The M6, M61, and M65 motorways are also easily accessible, making this an ideal base for commuters.

Upon entering the home, you are welcomed into the entrance hall, which provides access to a spacious and inviting lounge, perfect for relaxing or entertaining guests. Moving through, you'll find a separate dining room offering ample space for family meals and gatherings. To the rear, the extended modern kitchen is well-equipped with integrated appliances including a fridge/freezer, dishwasher, washer dryer, oven, and a five-ring gas hob, providing both functionality and style.

Ascending to the first floor, the property offers a generously sized master bedroom complete with fitted wardrobes, alongside a second large double bedroom. A third room provides flexibility as a single bedroom or home office. The floor is completed by a modern three-piece bathroom fitted with contemporary fixtures.

Externally, the front of the property features a small garden with a driveway providing off-road parking for one vehicle. To the rear, there is a large, high-fenced garden with a wooden decking area and a mainly lawned space, offering excellent potential for outdoor enjoyment. While the garden would benefit from some TLC, it presents a fantastic opportunity to create a personalised outdoor retreat, completing this appealing home.







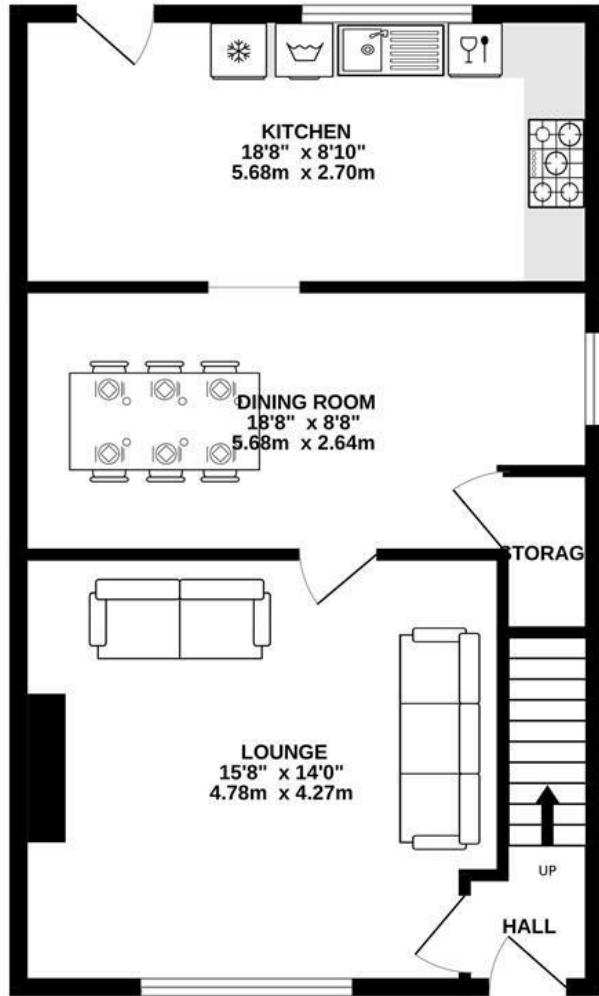




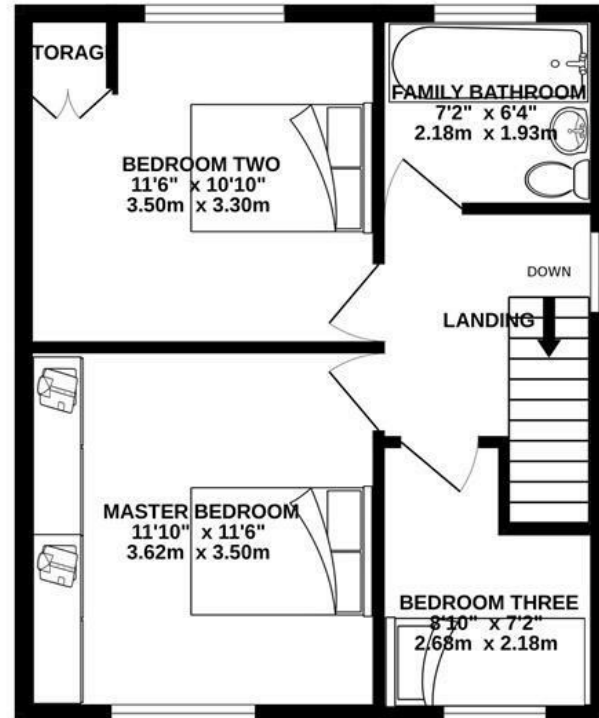


BEN ROSE

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

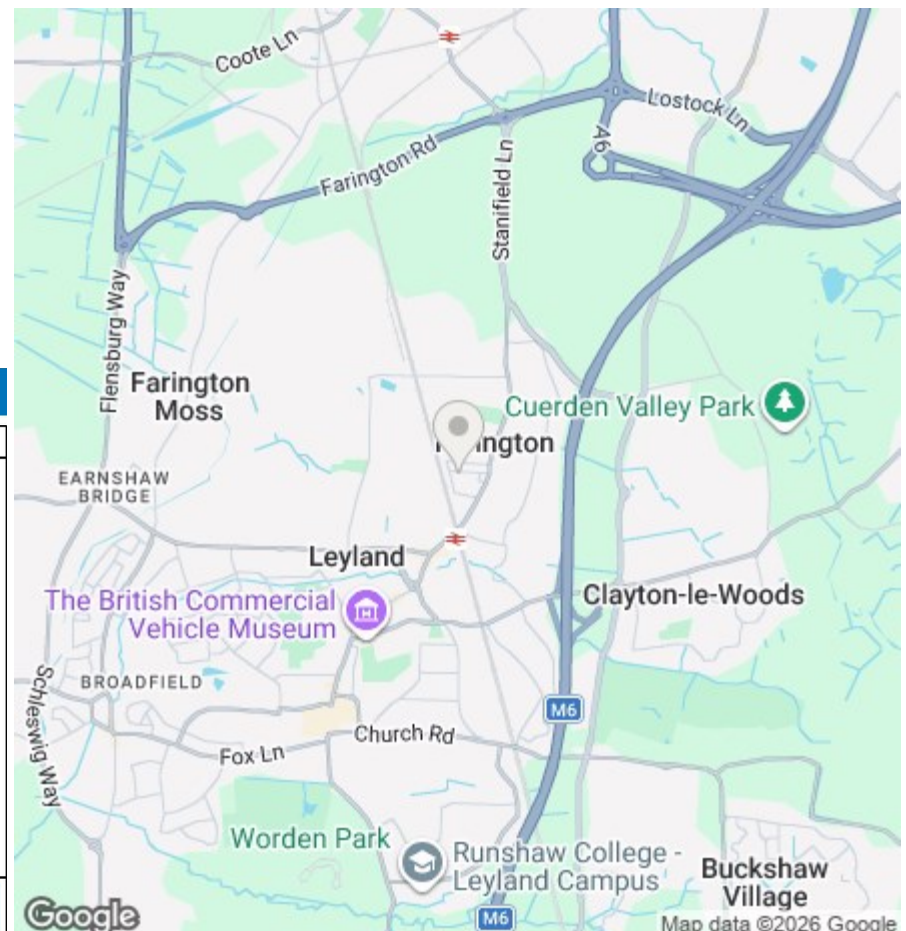


TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(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	
66	
England & Wales	EU Directive 2002/91/EC