



Mill Street, Farington, Leyland

Offers Over £130,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced home, ideally situated in a sought-after area of Leyland. Perfect for first-time buyers or small families, this well-presented property offers comfortable living with easy access to local amenities. Located just a short stroll from Farington Park and within walking distance to Leyland Town Centre, the home benefits from excellent transport links, including local bus routes, Leyland Train Station, and easy access to the M6 and M65 motorways, making it ideal for commuters.

Upon entering the home, you are greeted by a welcoming entrance hallway. To the right, you'll find a spacious lounge featuring a front-facing window that floods the room with natural light and a cosy gas fireplace as the focal point. Flowing seamlessly from the lounge, the kitchen/dining room offers generous countertop space, integrated appliances including a gas hob and oven, and ample room for freestanding appliances. An under-stairs storage cupboard adds practicality, while a rear door provides access to the yard—perfect for outdoor convenience.

Moving to the first floor, the property offers three bedrooms. The master bedroom is a comfortable double and enjoys plenty of natural light through its window. Bedrooms two and three also benefit from windows, creating bright and airy spaces ideal for children, guests, or home office use. Completing this floor is a modern three-piece family bathroom, tastefully finished and well-maintained.

Externally, the property benefits from on-street parking to the front, with ample space available for residents and visitors. To the rear, you'll find a private yard area—ideal for low-maintenance outdoor living or a spot of container gardening. In summary, this delightful home combines a practical layout with a superb location, making it a fantastic opportunity for a range of buyers.







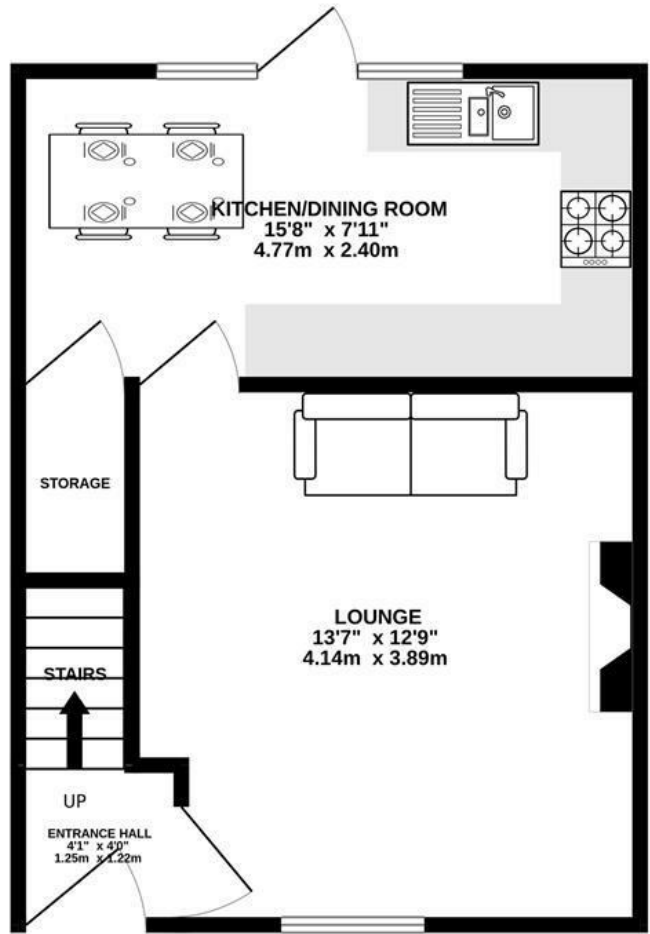




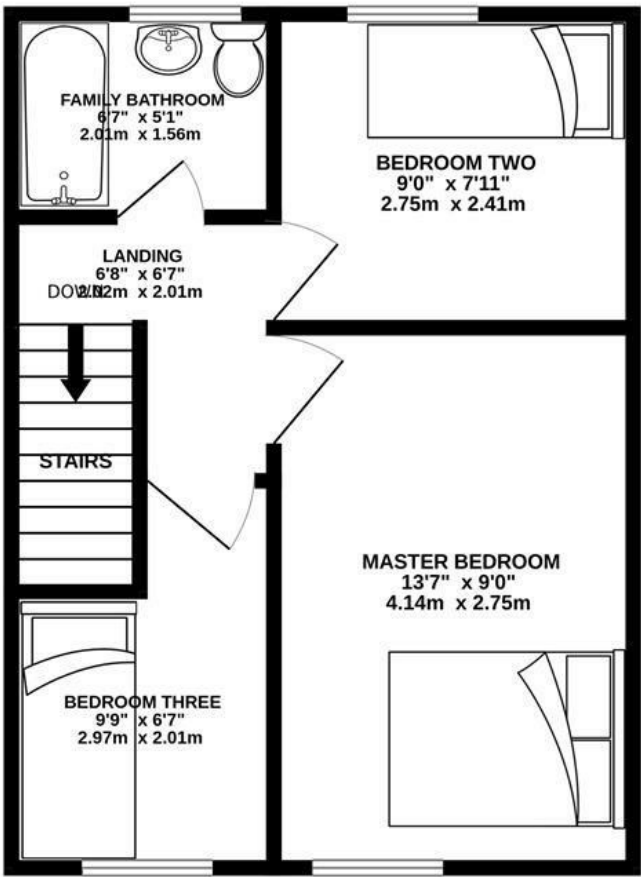


BEN ROSE

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.




TOTAL FLOOR AREA : 667 sq.ft. (62.0 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	63	
(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	

