SWITCH
ESTATE AGENTS









16 Bispham Avenue, Farington Moss, Leyland, PR26 6QE

Offers over £275,000

- Beautifully presented three-bedroom detached dormer bungalow
- Spacious bay-fronted living room
- Separate utility room and downstairs WC
- Principal bedroom with two fitted wardrobes
- Driveway parking for several vehicles and a garage
- Generous plot with gardens wrapping around the property
- Stunning modern kitchen/diner with integrated appliances and breakfast bar seating
- Modern fully tiled shower room with LED lighting
- Private rear garden with Indian stone paving, pond and decked seating area
- Convenient for local schools, motorway links and scenic walks

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16 Bispham Avenue, Leyland PR26 6QE

Set on a generous plot in Farington Moss, this beautifully presented three-bedroom detached dormer bungalow offers spacious accommodation, stylish modern interiors and private gardens wrapping around the property.

A spacious entrance hallway welcomes you inside and provides access to the bay-fronted living room, a bright and inviting space to relax. A downstairs WC adds everyday convenience.

At the heart of the home is a stunning modern kitchen/diner, featuring integrated appliances, breakfast bar seating and an additional seating area. The kitchen flows into the dining area, creating a sociable space for family life and entertaining. From here, doors open onto the private rear garden, while a separate utility room provides further practical space.

Upstairs, a spacious landing leads to three double bedrooms and a beautifully finished shower room. Fully tiled and complemented by LED lighting, the shower room offers a stylish, contemporary finish. The principal bedroom benefits from two fitted wardrobes, while the third bedroom is currently used as a dressing room.

Externally, the rear garden offers several spaces to enjoy the outdoors, including an Indian stone paved seating area, a pond with a water feature and a decked seating area. Established shrubs provide a welcome

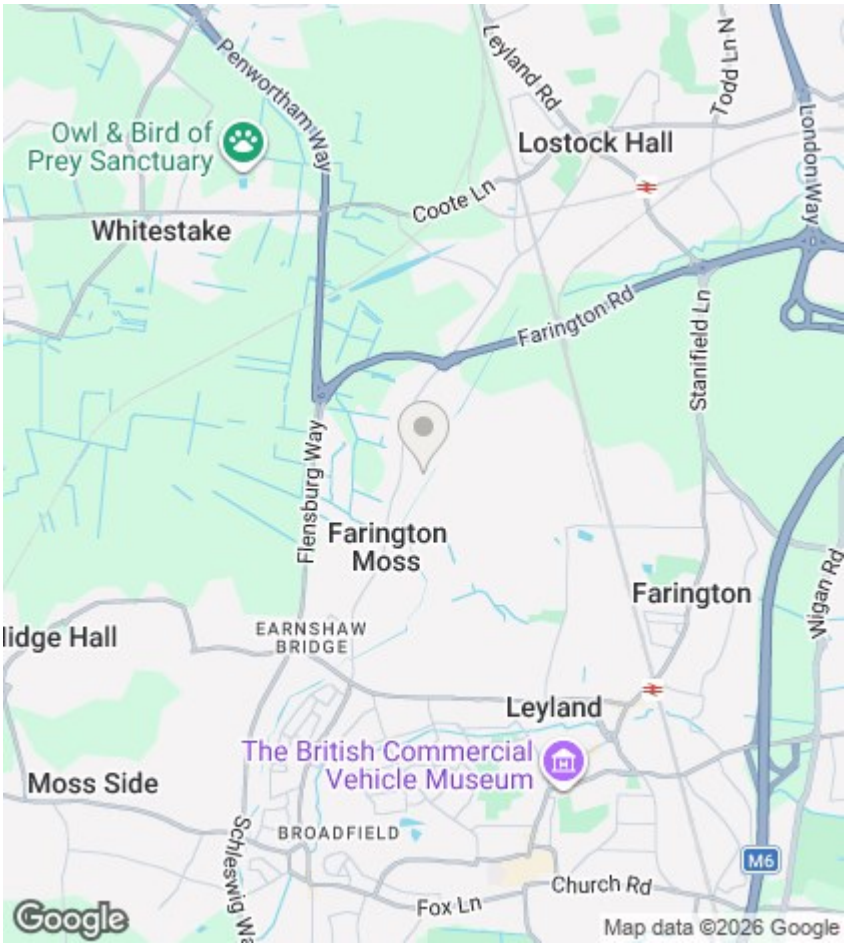
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Council Tax Band: C







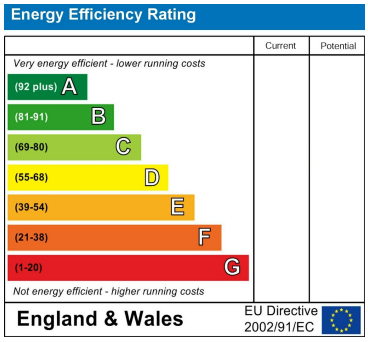


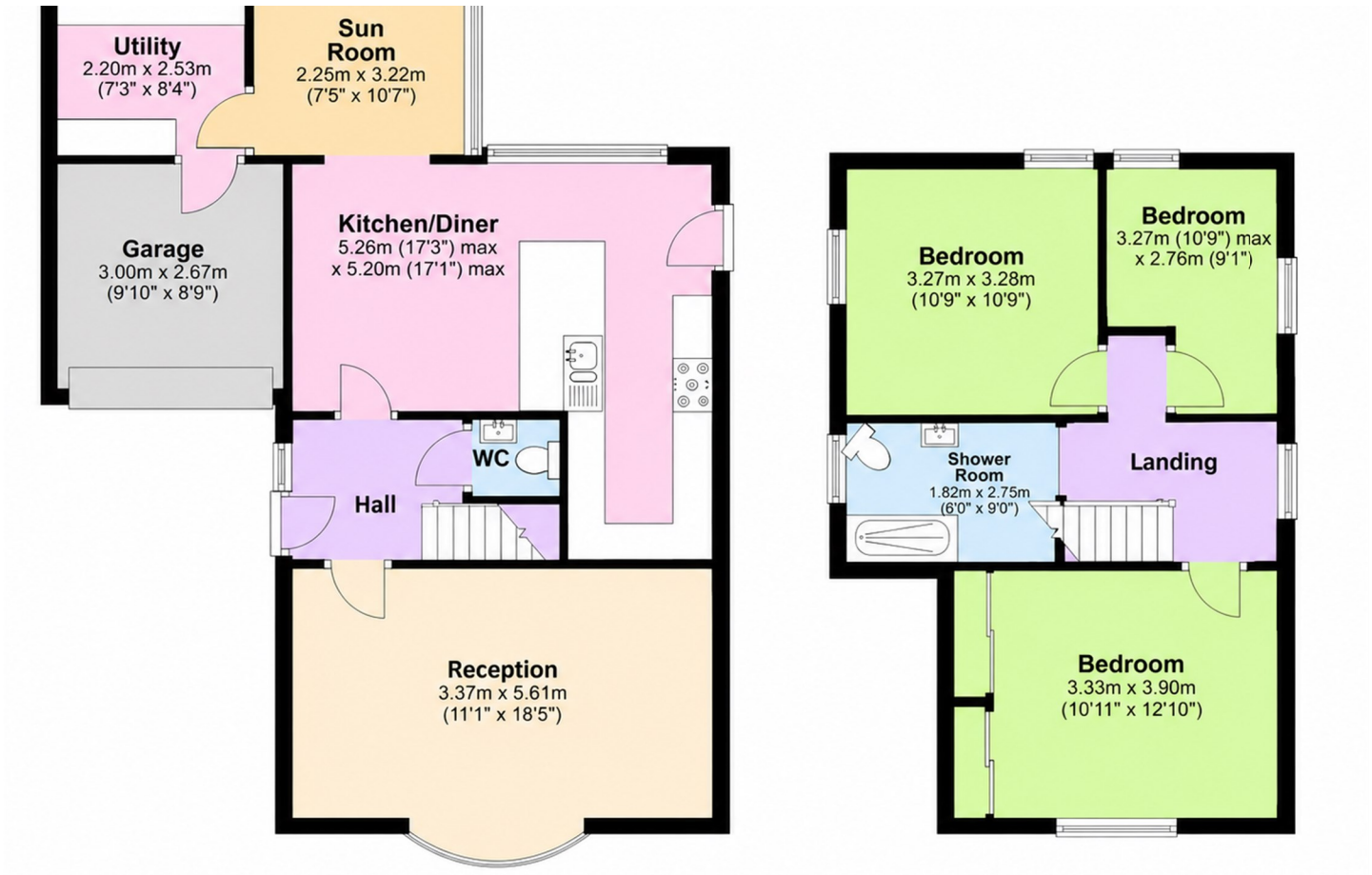
Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:





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