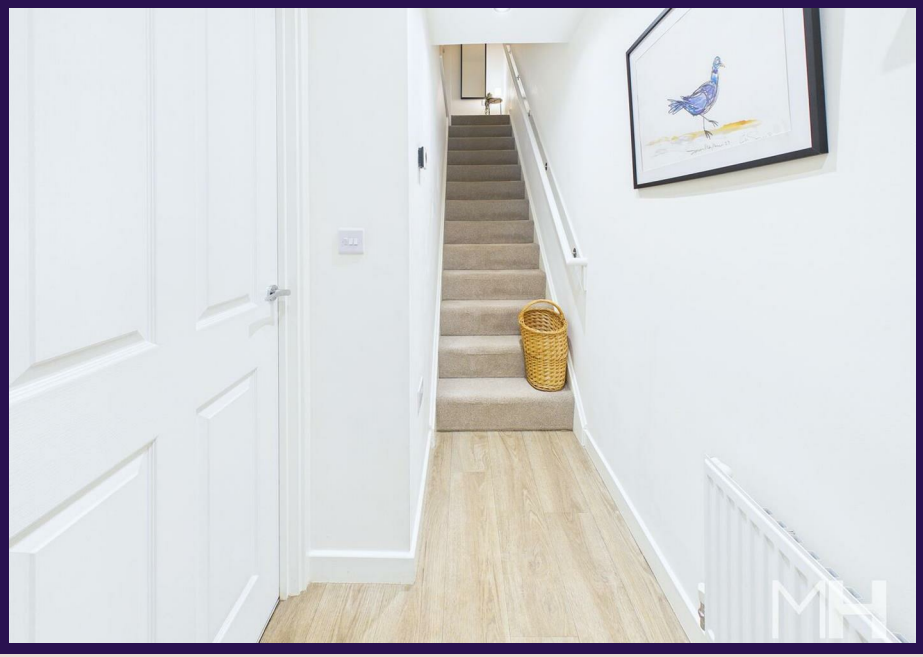
104 GOLDCREST AVENUE

FARINGTON MOSS, LEYLAND, PR26 6AP

Offers In The Region Of **£235,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES



Key Features

- Superb Modern Three Bedroom Semi Detached Property
- Situated on a Sought After Development Close to All Amenities
- Ideal for First Time Buyers & Growing Families
- Contemporary Fitted Breakfast Kitchen
- Understairs Storage & Downstairs Cloaks W.C
- Bright & Airy Living Room with French Doors on to the Garden
- Master Bedroom with Modern Three Piece En-Suite
- Three Bedrooms & Modern Family Size Bathroom
- Driveway Parking for Two Vehicles & EV Charger
- Rear Enclosed Landscaped Garden - Ideal for Entertaining

Property Summary

A beautifully presented three-bedroom semi-detached home, occupying a pleasant position on the ever-popular Farington Mews development in Leyland. Ideally suited to couples, growing families or first-time buyers, this modern home offers stylish and well-planned accommodation, conveniently located within easy reach of highly regarded schools, local shops and everyday amenities. Excellent transport connections via the nearby M6 and M61 motorways provide straightforward access to Preston, Manchester and the wider North West, whilst the surrounding Lancashire countryside remains close at hand.

The accommodation begins with a welcoming entrance hallway with staircase leading to the first floor. Positioned to the front of the property is the impressive breakfast kitchen, fitted with a contemporary range of wall and base units complemented by a comprehensive selection of integrated appliances, including a fridge, freezer, oven, hob, washing machine and dishwasher. Plenty of space for a dining table and chairs. Off the hallway is a convenient downstairs WC together with useful understairs storage.

To the rear, the spacious lounge enjoys an abundance of natural light thanks to French doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom, complete with a shower over the bath.

Externally, the property continues to impress with a generous, enclosed rear garden, predominantly laid to lawn and complemented by an extended paved patio. Off road driveway parking to the front and an EV charger completes this superb family home. Early viewing is recommended.

Entrance Hallway

7'11" x 3'10" (2.42 x 1.19 m)
Entrance via a modern solid composite front door into the hallway. Entrance matting. Carpeted staircase leads to all first floor accommodation. Radiator. LVT flooring. Inset spotlights to ceiling.

Dining Kitchen

12'0" x 11'6" (3.67 x 3.52 m)
UPVC double glazed window to the front elevation. Features a range of modern eye and base level 'shaker' style units with complementary work surfaces and up stands over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, four burner gas hob with extractor hood over, dishwasher, washing machine and 50-50 larder fridge freezer. Radiator. Ceiling light fitting. Inset spotlights to ceiling. LVT flooring. Useful under stairs storage cupboard.

Downstairs Cloaks W.C

3'1" x 4'10" (0.96 x 1.48 m)
UPVC double glazed obscured window to the side elevation. Features a modern two piece suite in white comprising of a low flush W.C and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Insect spotlights to ceiling. LVT flooring.

Living Room

11'7" x 14'7" (3.55 x 4.45 m)
A bright and airy room with UPVC double glazed French doors to the rear elevation leading out onto the garden. Ceiling light fitting. TV aerial socket. Carpeted. Radiator.

First Floor Landing

8'6" x 5'10" (2.60 x 1.79 m)
A spindle balustrade staircase leads to all first floor accommodation. Access to the loft. Carpeted. Ceiling light fitting. Radiator. Doors leading off to all first floor accommodation.

Master Bedroom

10'10" x 11'9" (3.31 x 3.60 m)
UPVC double glazed window to the front elevation. Pendant light fitting. Carpeted. Radiator. Cupboard storage. Door leading through to:-

En-Suite

8'0" x 4'7" (2.46 x 1.41 m)
UPVC double glazed obscured window to the front elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and tiled splashback and step in shower cubicle with mixer shower and handheld fitment. Part tiled elevations. Radiator. Wall mounted illuminated vanity mirror. Extractor fan. Inset spotlights to ceiling. LVT flooring.

Bedroom Two

10'5" x 8'4" (3.18 x 2.56 m)
UPVC double glazed window to the rear elevation. Feature half height wall panelling. Pendant light fitting. Carpeted. Radiator.

Bedroom Three

7'2" x 5'10" (2.20 x 1.79 m)
UPVC double glazed window to the rear elevation. Pendant light fitting. Carpeted. Radiator.

Family Bathroom

5'4" x 8'3" (1.64 x 2.53 m)
UPVC double glazed obscured window to the side elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and tiled splashback and panelled bath with mixer shower over and glazed shower screen. Parked tiled elevations. Radiator. Extractor fan. Inset spotlights to ceiling. LVT flooring.

Exterior

To the front, the property enjoys a low-maintenance garden with mature planted beds, paved pathways and a driveway providing off-road parking for two

vehicles. An EV charging point is conveniently located on the side elevation.

The fully enclosed rear garden is bordered by perimeter fencing and has been thoughtfully landscaped to include a lawn, well-stocked mature planted beds, paved pathways and patio seating areas, creating an ideal space for both relaxation and outdoor entertaining. Further benefits include a useful garden shed for storage and gated side access.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.

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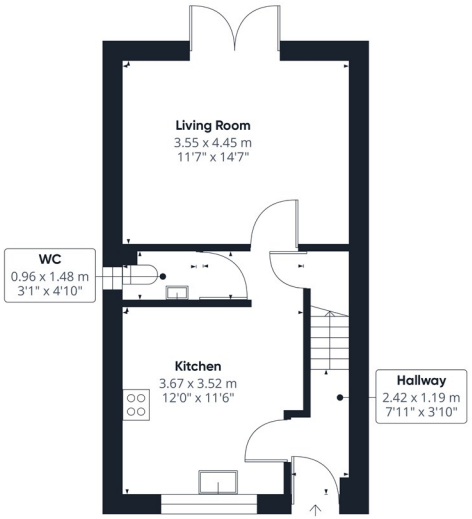
Additional Information

Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



Ground Floor

First Floor

Approximate total area(1)

69.8 m²

751 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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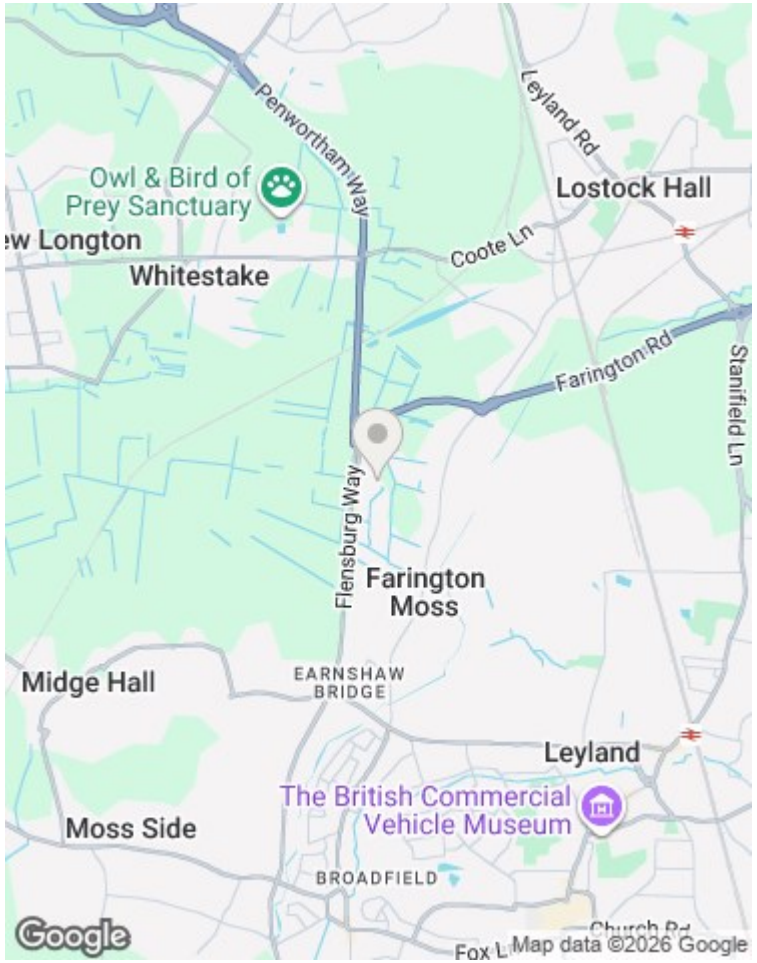
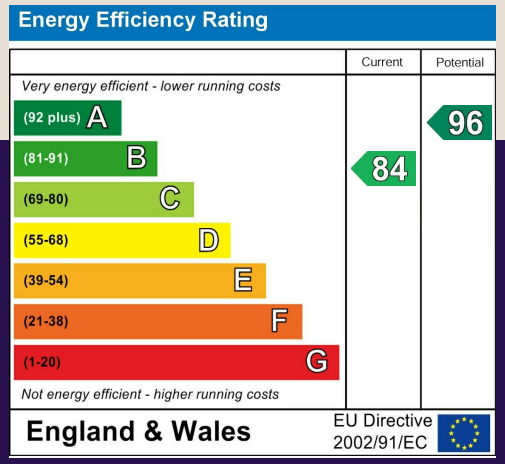


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 ODQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk