



Crown Street, Farington, Leyland

Offers Over £154,950

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom terraced property, situated in the highly sought-after area of Farington, Lancashire. Offering generous living accommodation throughout and a fantastic layout ideal for first-time buyers, this charming home also benefits from a beautifully secluded, south-facing rear garden, providing an excellent space for relaxing or entertaining. Conveniently positioned close to a wealth of local amenities including supermarkets, schools, cafés and leisure facilities, the property also enjoys excellent transport links. Leyland town centre is just a short distance away, whilst nearby bus routes provide easy access to the surrounding areas. Leyland railway station offers direct connections to Preston, Manchester and beyond, and the nearby M6, M61 and M65 motorway networks make commuting across the North West exceptionally convenient.

Stepping into the property, you are welcomed by a bright and airy reception hall with the staircase positioned ahead and access into the main lounge. The spacious front lounge is filled with natural light from the large front-facing window and features attractive vinyl plank flooring along with a traditional gas fire set within a polished stone hearth and wooden surround, creating a warm and inviting focal point. A door leads through to the impressive L-shaped kitchen diner, a superb family space offering ample room for both cooking and dining. The modern fitted kitchen provides a range of integrated appliances alongside generous worktop and storage space, whilst vinyl plank flooring continues throughout. A full-height window and glazed rear door flood the room with natural light and provide direct access to the garden. The kitchen also benefits from useful under-stair storage and flows seamlessly into the study through a large open doorway. Positioned to the rear of the home, the study overlooks the garden, making it an ideal home office, playroom or additional reception space.

To the first floor, the property offers three well-proportioned bedrooms. The generous principal bedroom overlooks the front of the property and benefits from integrated shelving positioned to the side of the chimney breast. Bedroom two enjoys pleasant views across the rear garden and includes a useful integrated storage cupboard, whilst bedroom three is a comfortable single bedroom overlooking the front, perfect as a nursery, child's bedroom or home office. Completing the first floor is the fully tiled three-piece family bathroom, fitted with a bath featuring an overhead shower, wash basin and WC.

Externally, the property is equally appealing. To the front is a low-maintenance, walled flagged garden that provides an attractive approach, whilst residential parking is readily available nearby. To the rear lies one of the home's standout features - a substantial, secluded, south-facing garden. Predominantly laid to lawn, the garden also boasts a raised paved patio extending across the rear of the property, creating the perfect setting for outdoor dining and entertaining. Surrounded by mature trees, the garden enjoys an excellent degree of privacy and a peaceful atmosphere rarely found with homes of this style. Combining spacious accommodation, an excellent location and exceptional outdoor space, this wonderful property represents an outstanding opportunity for first-time buyers looking to take their first step onto the property ladder.













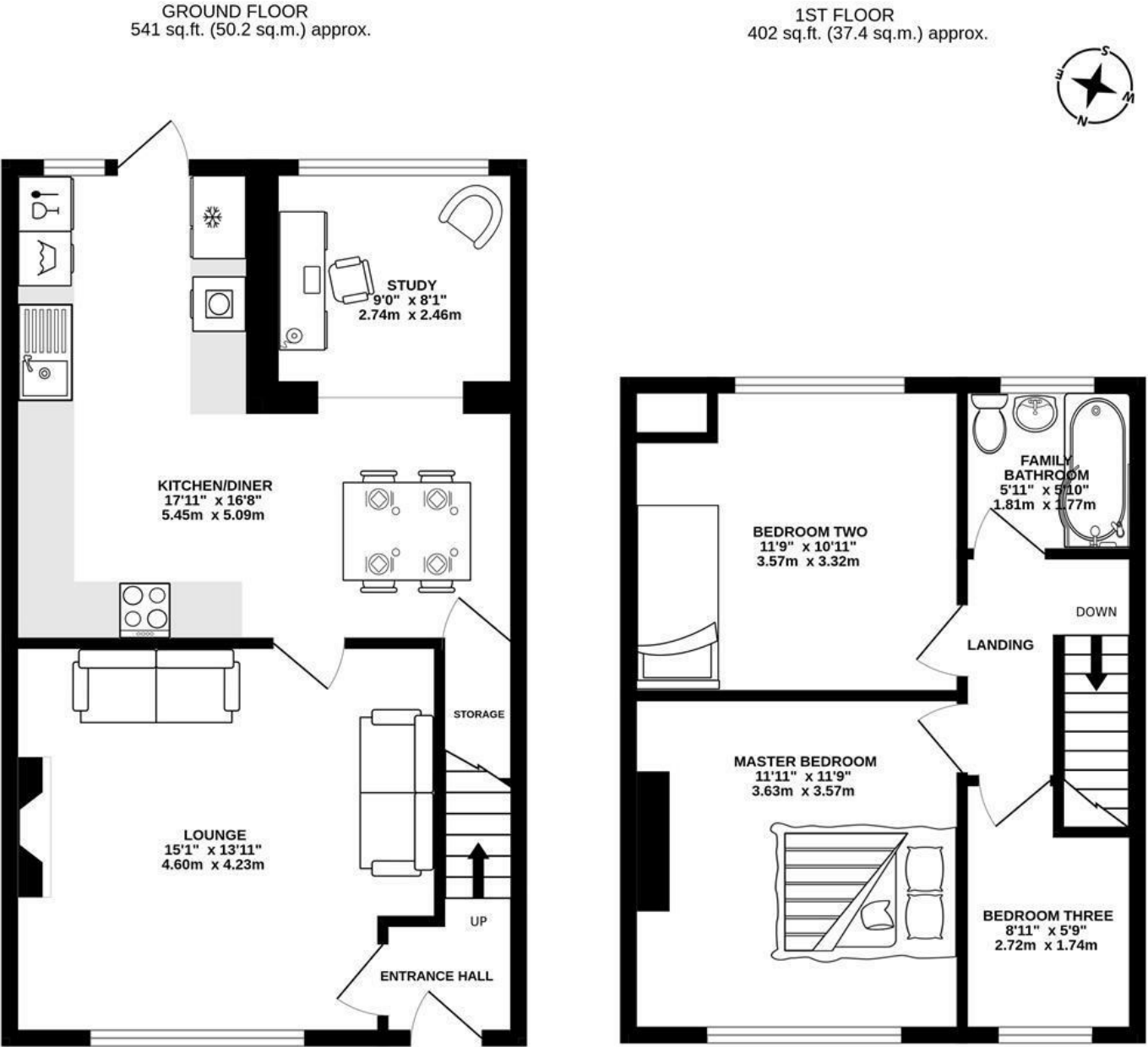








BEN ROSE



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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		
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	

