



Goldcrest Avenue, Farington Moss, Leyland

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached home, situated in the highly sought-after area of Farington Moss. Ideal for first-time buyers, this lovely home is being marketed with NO CHAIN and offers well-proportioned living space throughout - ready for the next owners to move straight in and enjoy. The property is positioned in a quiet residential setting while still benefiting from excellent access to a wide range of local amenities. Nearby you will find supermarkets, shops, schools, and leisure facilities, with the bustling town of Leyland just a short drive away for further dining and retail options. The area also benefits from excellent travel links, with Leyland Train Station providing direct routes to Preston, Manchester and beyond, as well as convenient access to the M6, M61 and M65 motorways.

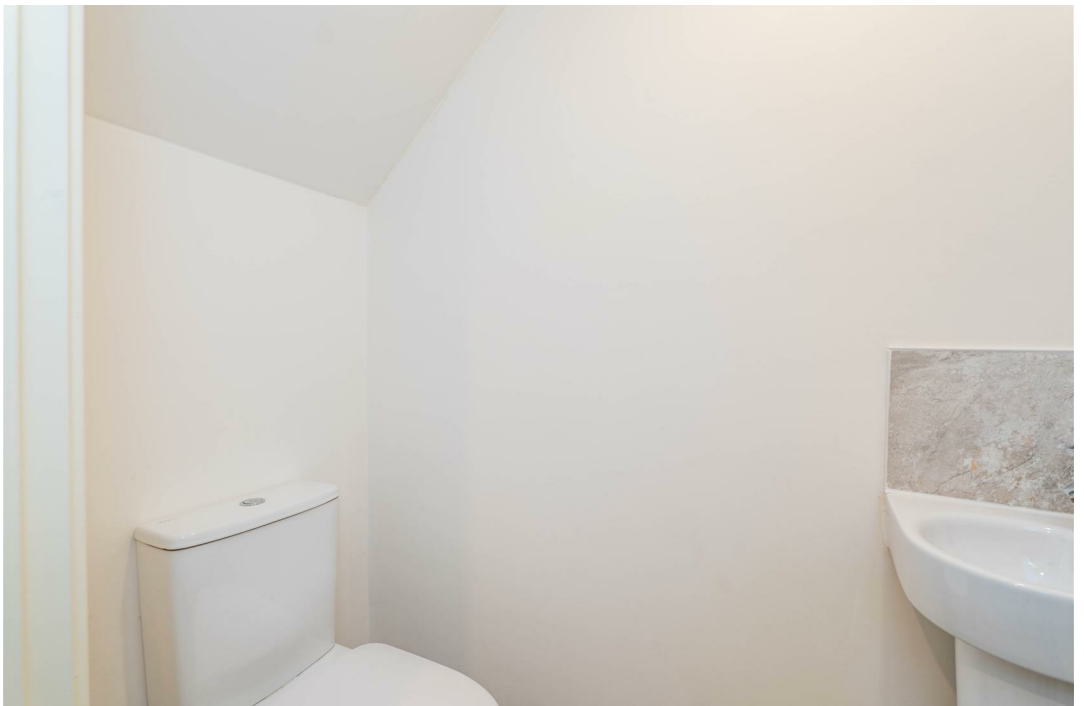
Internally, the home welcomes you into a vestibule where the staircase is located, providing access to the first floor. From here you enter the modern kitchen/diner positioned at the front of the home, featuring a stylish range of fitted units along with integrated appliances and ample worktop space. There is also plenty of room for a dining table, creating the perfect space for everyday meals or entertaining guests. Moving through to the rear of the property, you'll find the spacious yet cosy lounge which offers a relaxing atmosphere and benefits from French doors that open directly out to the garden, allowing plenty of natural light to fill the room while also providing a lovely connection to the outdoor space. Completing this floor is the convenient WC that is located just off the kitchen.

Moving upstairs, the first floor hosts two well-sized double bedrooms, both offering comfortable accommodation. The second bedroom benefits from integrated storage, making excellent use of the available space. Completing the first floor is the modern three-piece family bathroom, fitted with a bath and overhead shower, wash basin and WC, all finished in a clean and contemporary style.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for up to two vehicles. To the rear is a lovely private garden that offers a great balance of lawn and patio space, with a seating area located to the far side—perfect for relaxing outdoors or enjoying summer evenings. This wonderful home combines modern presentation with a convenient location, making it an excellent opportunity for first-time buyers looking to step onto the property ladder.





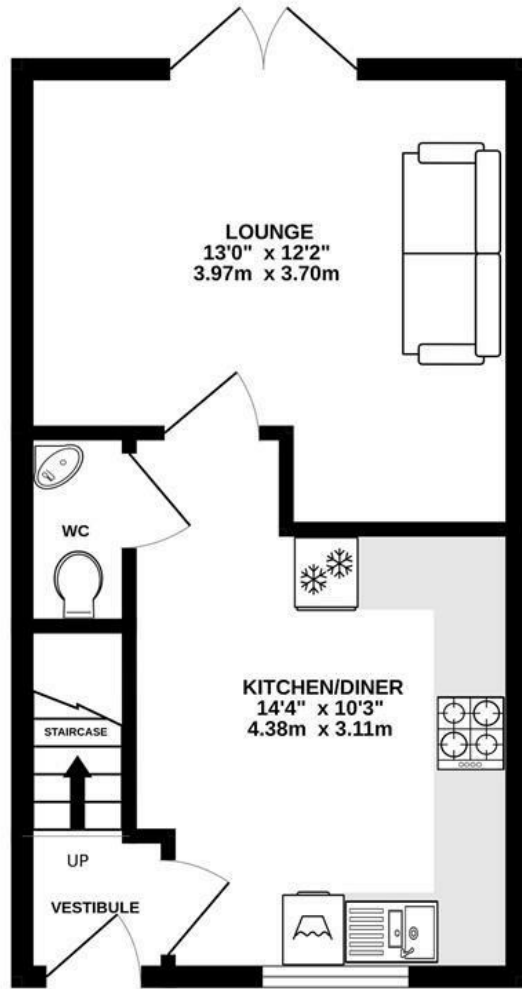




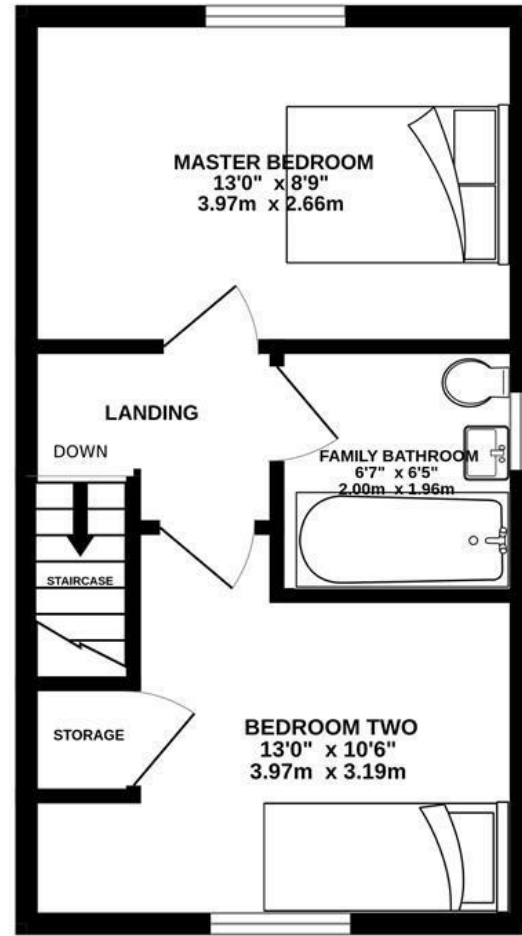




GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.

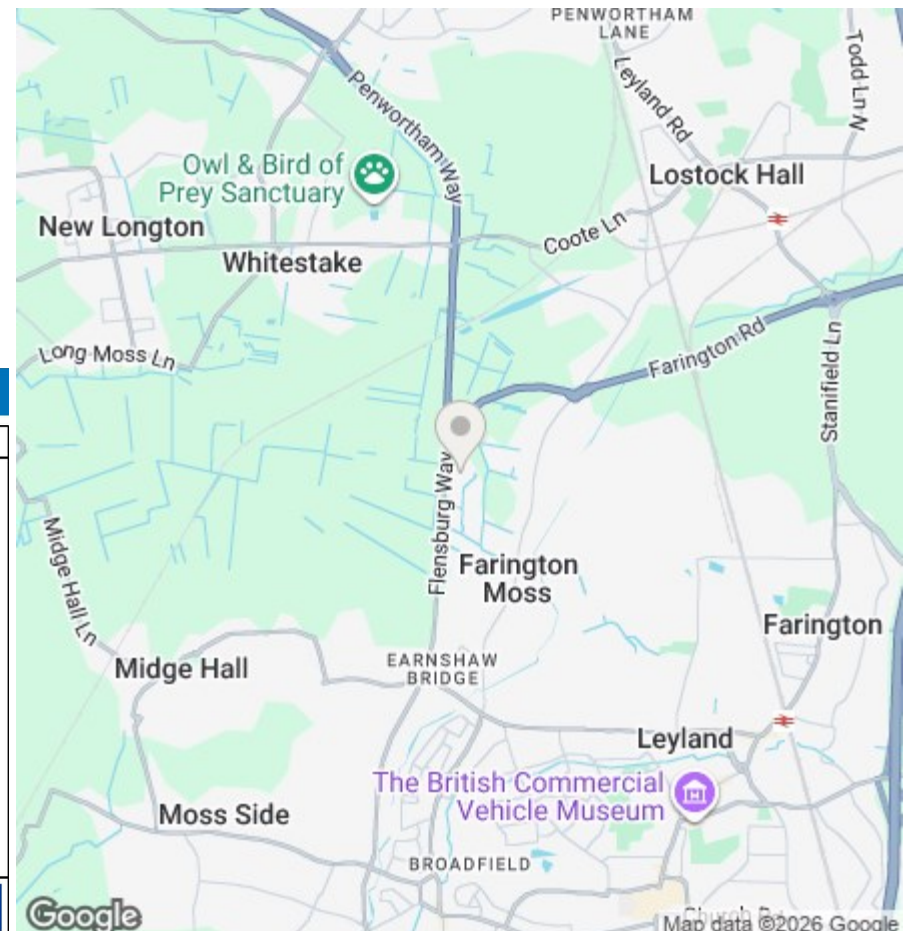


TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

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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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 (CO₂) 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	