



## Lapwing Grove, Farington Moss, Leyland

**£217,500**

**\*\*This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 75% of the property, with Onwards Homes owning the other 25%. For enquiries regarding applications and eligibility please contact our office \*\***

Ben Rose Estate Agents are pleased to present to market this well-presented, detached home situated in the sought-after area of Farington Moss, Leyland. Ideal for families and couples alike, this neutrally decorated property offers a comfortable and practical living space ready to move straight into. The home enjoys a convenient location, with excellent travel links including nearby access to the M6, M61 and M65 motorways, as well as a reliable rail service from Leyland providing routes to Preston, Manchester and Liverpool. There are also excellent bus connections to Leyland, Preston and Chorley. A wide range of amenities can be found close by in Leyland town centre, including shops, bars, restaurants, pubs and well-regarded schools, along with pleasant green spaces and a small park just opposite the home.

Upon entering the property, you are welcomed via an entrance porch leading into a spacious lounge positioned to the front, offering a bright and inviting setting for relaxation. Moving through to the rear, you'll find a modern kitchen dining room spanning the full width of the home, complete with integrated appliances including a fridge/freezer, oven and dishwasher. French doors open out onto the garden, creating a lovely indoor-outdoor flow. From here, there is also access to a convenient WC and the integral garage.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom is a generous double, benefiting from fitted wardrobes and a private ensuite shower room. Bedroom two is also a large double, while bedroom three is a comfortable double room.

Externally, the front of the property features a lawned garden alongside a driveway providing parking for up to two cars, as well as access to the integral garage. To the rear, you'll find a private, high-fenced garden mainly laid to lawn, offering a safe and versatile outdoor space. This home presents an excellent opportunity for those seeking a well-located and move-in-ready property.



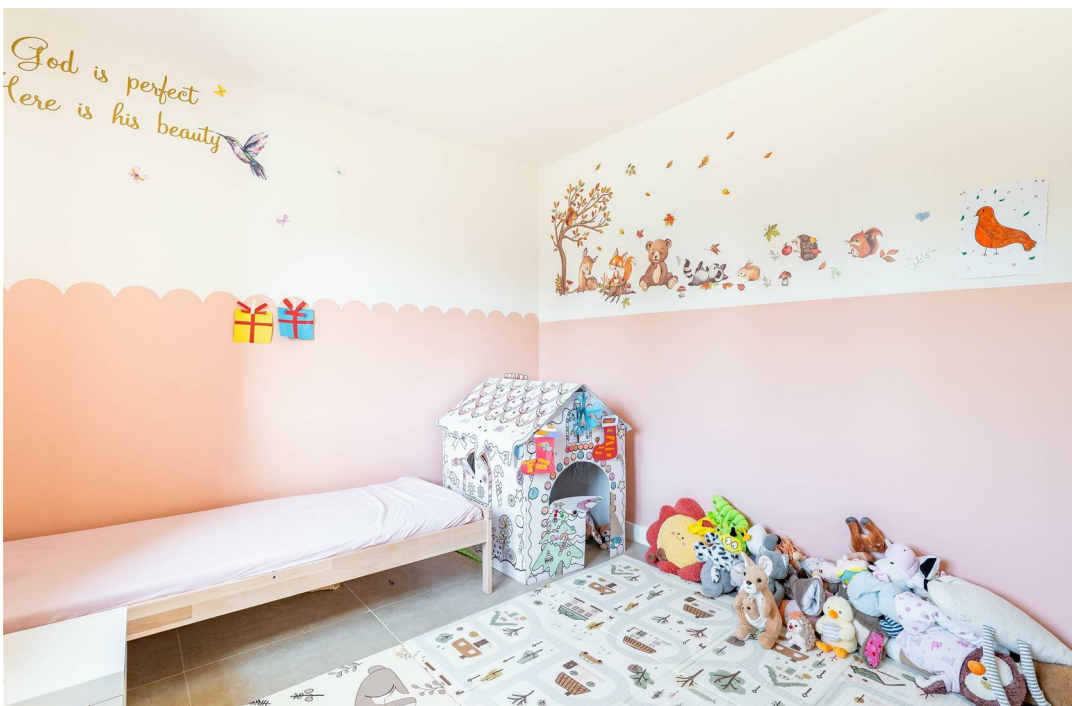










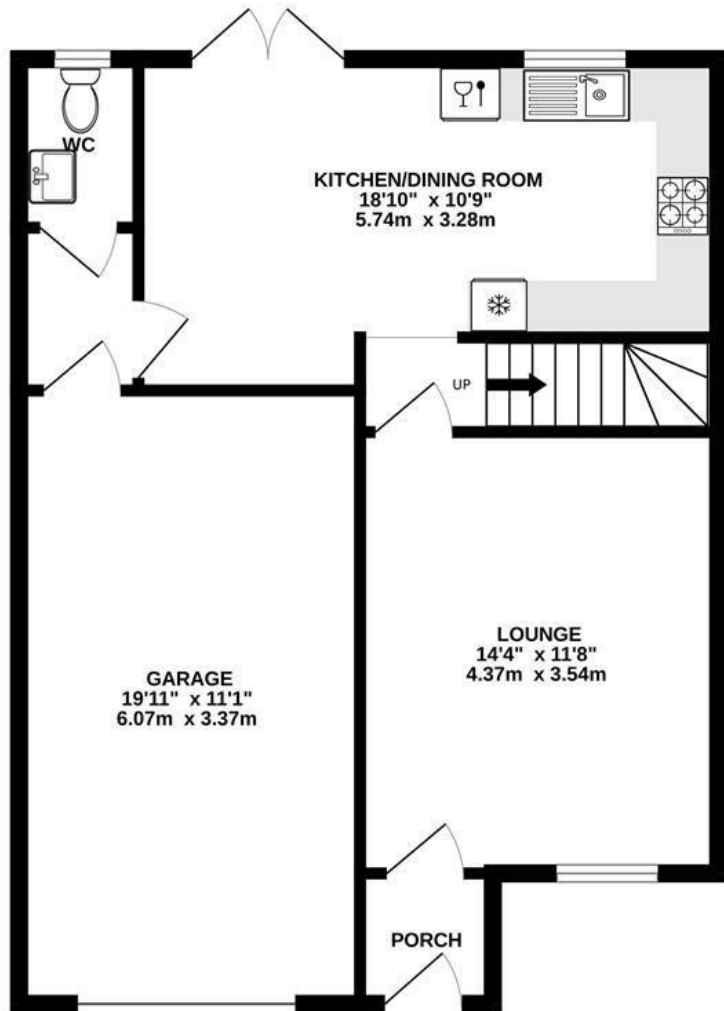




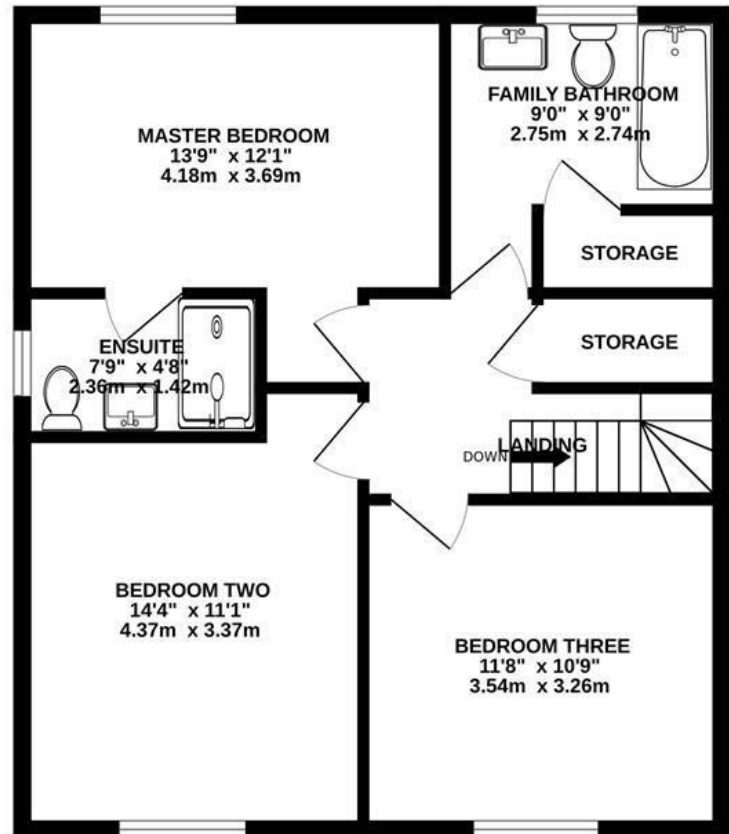




GROUND FLOOR  
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.

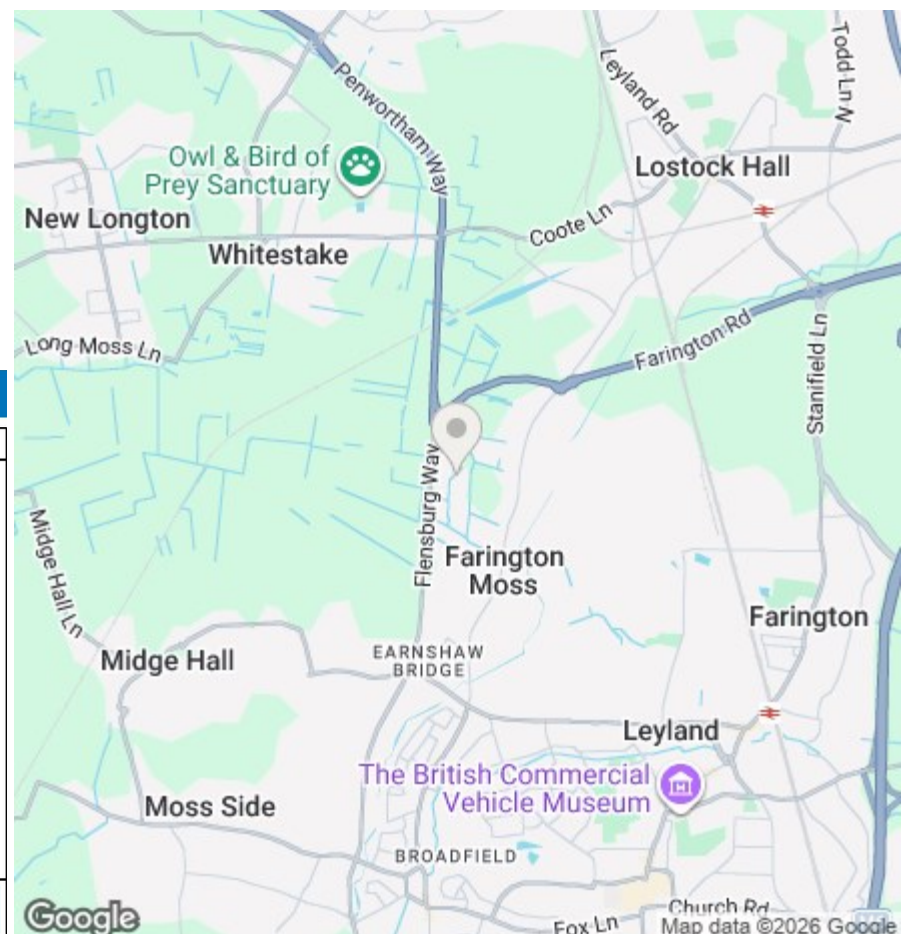


TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	