



## Little Close, Farington Moss, Leyland

**Offers Over £350,000**

Ben Rose Estate Agents are delighted to offer this deceptively spacious four-bedroom detached property, nestled in a quiet cul-de-sac in Leyland. This is a readymade home perfect for families, boasting exceptional indoor and outdoor living space. Its prime location provides easy access to Leyland town centre, just a few minutes' drive away, where excellent local schools, shops, and amenities await. The property is presented with no onward chain and is also well-connected, with convenient travel links via local bus routes and the nearby M6 and M61 motorways.

Upon entering, you are welcomed into a spacious entrance hall that grants access to all of the ground floor rooms. At the front of the property, there is a conveniently located WC and access to the modern kitchen. The kitchen is well-appointed with ample wall and base units, integrated appliances including a hob, oven, fridge, freezer, and dishwasher. From here, you can access the utility room, which offers additional worktops, a sink, and a washer and dryer. The utility room also provides external access to the side of the house. The kitchen seamlessly flows into the family room, creating an open-plan living space that is both versatile and inviting. This area can easily be used as a dining space and features patio doors that open out to the garden, enhancing the indoor-outdoor connection. Returning to the hallway, there is a generously sized under-stair storage cupboard and access to the dining room, which comfortably accommodates a large family dining table and display cabinet. Completing the ground floor is the expansive lounge which has been decorated in the 'Rococo' style with a central piece mirror, chandeliers and complimentary furniture. The room is bathed in natural light from a large front-facing bay window and featuring patio door access to the garden. This space is perfect for relaxation and entertaining.

On the first floor, there are four well-proportioned bedrooms. Three of these are spacious doubles, with the master bedroom being particularly generous in size and benefiting from its own three-piece ensuite shower room. The large family bathroom is also located on this floor, offering a three-piece suite with a bathtub and an airing cupboard for additional storage.

Externally, the property boasts a good-sized south-east facing garden that extends along the side of the house. The garden is thoughtfully designed with both a lawn and a patio area, perfect for outdoor dining and relaxation. There is also access to the double garage from the garden. At the front of the property, a large driveway provides off-road parking for three to four cars, complemented by the double garage, which offers additional storage, parking, or the potential for conversion if desired.

Situated in a family-friendly cul-de-sac and offered with no onward chain, this property is an exceptional find for those seeking spacious family living in a desirable location.



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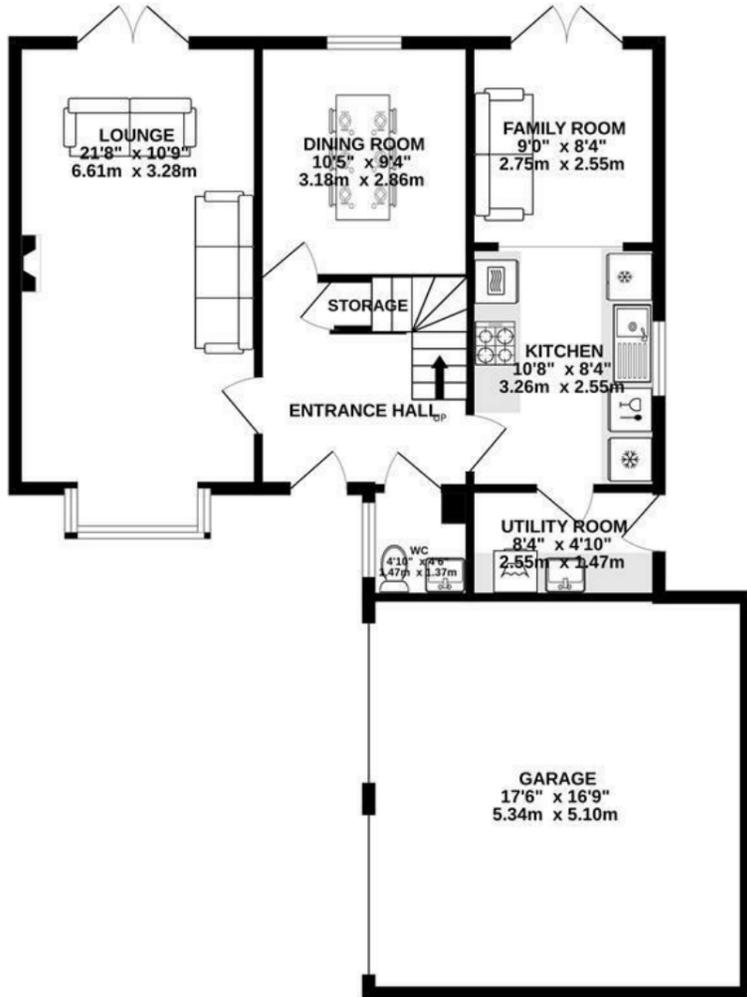




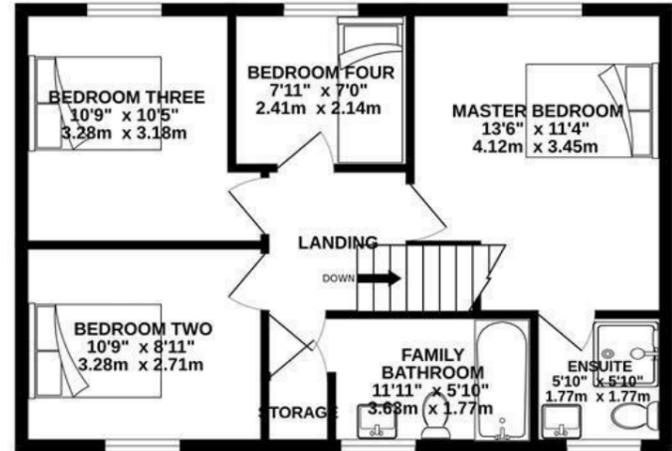




GROUND FLOOR  
925 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

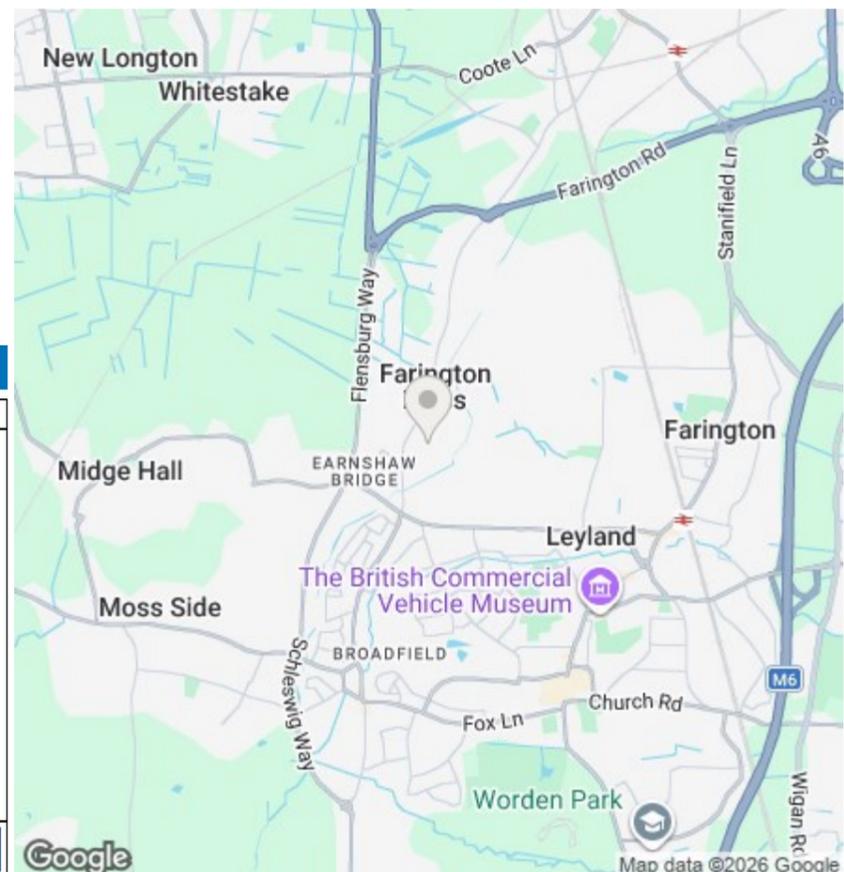


TOTAL FLOOR AREA : 1476 sq.ft. (137.2 sq.m.) approx.

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>		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 73, Potential: 83

### 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	