



Woodville Street, Farington, Leyland

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace home, ideally suited to families looking for a modern and welcoming property in a convenient residential setting. Offering a thoughtful layout and bright living spaces throughout, this home combines comfort and practicality, making it ready to move straight into. Situated in the popular area of Farington, the property benefits from easy access to a range of everyday amenities including local shops, supermarkets, schools, parks and leisure facilities that cater perfectly to family life. Leyland town centre is close by, while excellent transport links include regular bus routes and rail services from Leyland railway station connecting to nearby hubs such as Preston and Manchester. The property also enjoys convenient access to the M6 motorway and M65 motorway, making commuting across the North West straightforward.

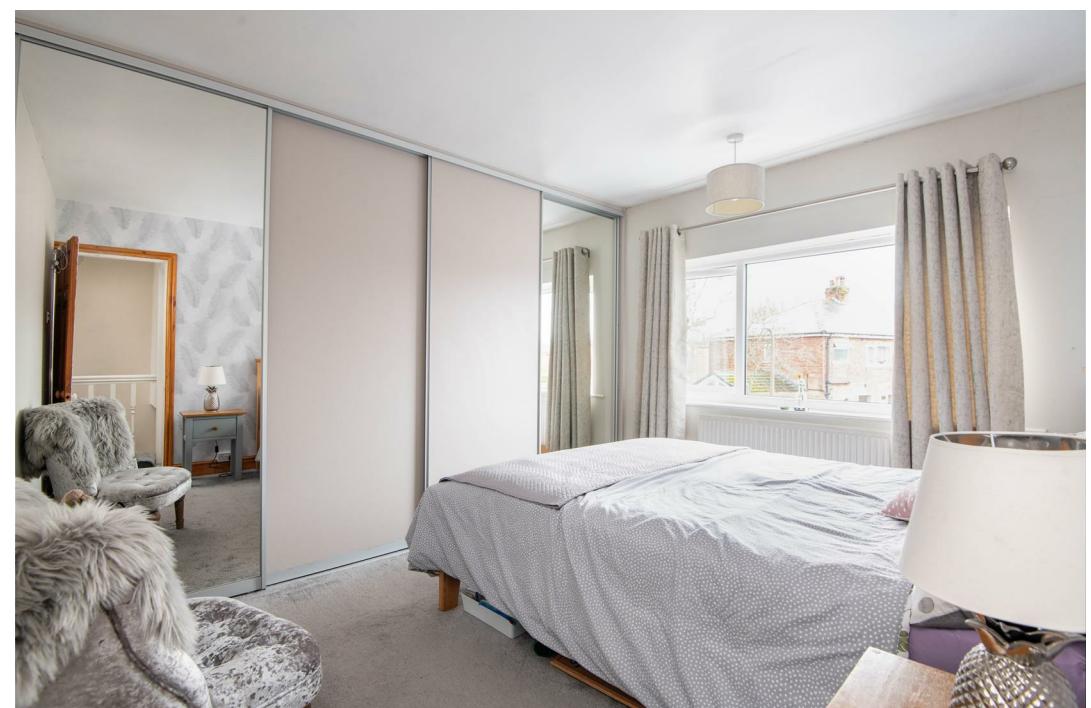
Upon entering the home, you are welcomed by a hallway that provides access to the first-floor staircase and leads into the stylish lounge. This inviting living space features a log-burning stove as a charming focal point and benefits from a modern finish that creates a warm yet contemporary atmosphere. The lounge flows seamlessly into the modern kitchen, which is fitted with integrated appliances and offers ample space for dining, ideal for everyday family meals or entertaining guests. Continuing through, the bright sun room enhances the ground floor with an open-plan feel and offers versatile use as a playroom, home office or cosy snug, while allowing plenty of natural light to fill the space.

Upstairs, the landing provides access to the three bedrooms, offering flexibility for family living, guest accommodation or working from home. The master bedroom benefits from built-in wardrobes, providing practical storage and helping maintain a clean, uncluttered feel. Completing the first floor is a family bathroom, designed to meet the needs of modern family life with a functional and comfortable layout.

Externally, the property offers a gated front yard that provides a tidy and low-maintenance approach to the home. To the rear, the enclosed fenced garden creates a safe and private outdoor space, with a lawn area and room for outdoor furniture, ideal for children to play or for relaxing and dining in warmer months. An outbuilding offers excellent additional storage or potential for hobbies, alongside convenient log storage. Overall, this is a well-balanced and appealing family home that combines modern interiors, flexible living space and a well-connected location, making it an excellent choice for those looking to settle in a friendly and established community.









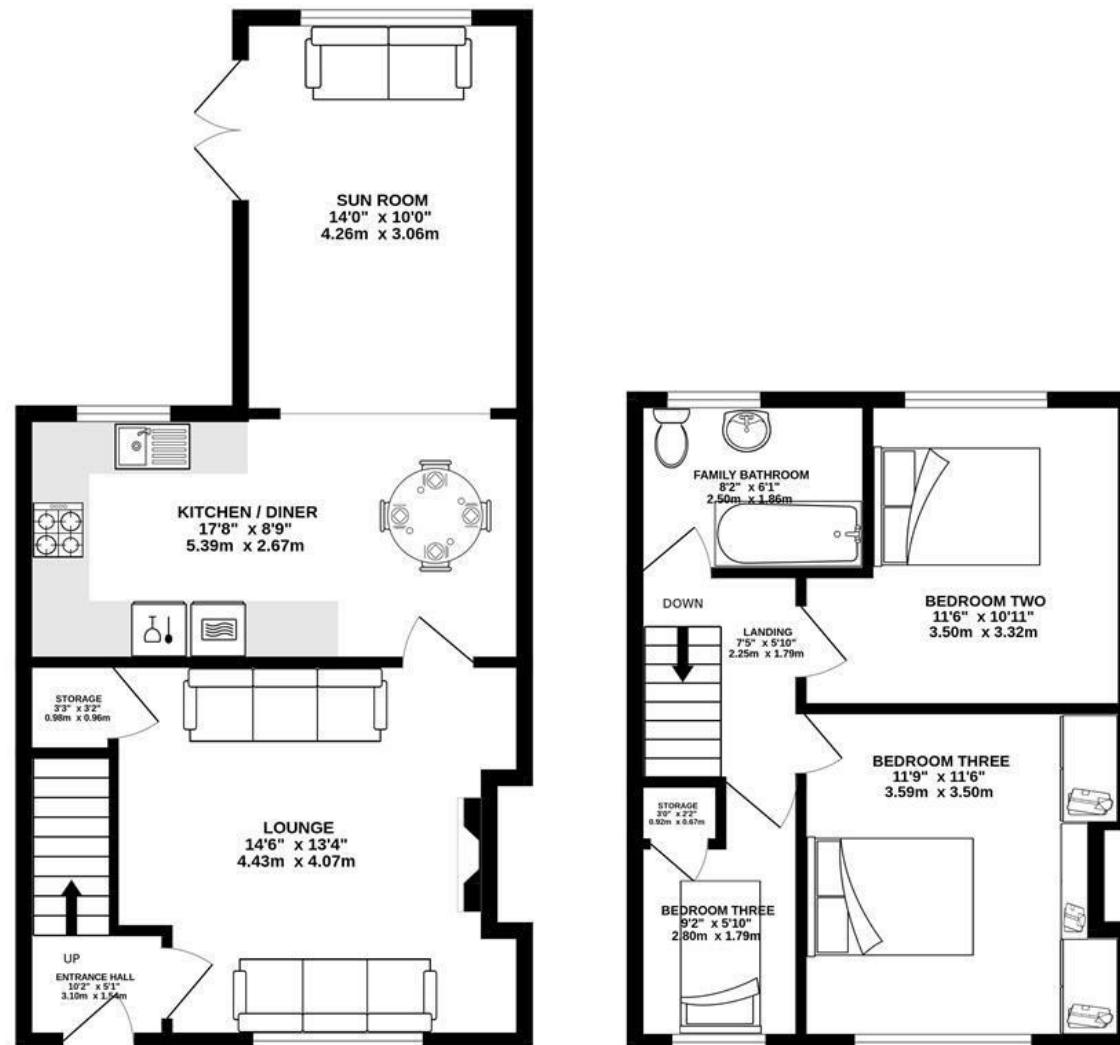




BEN ROSE

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

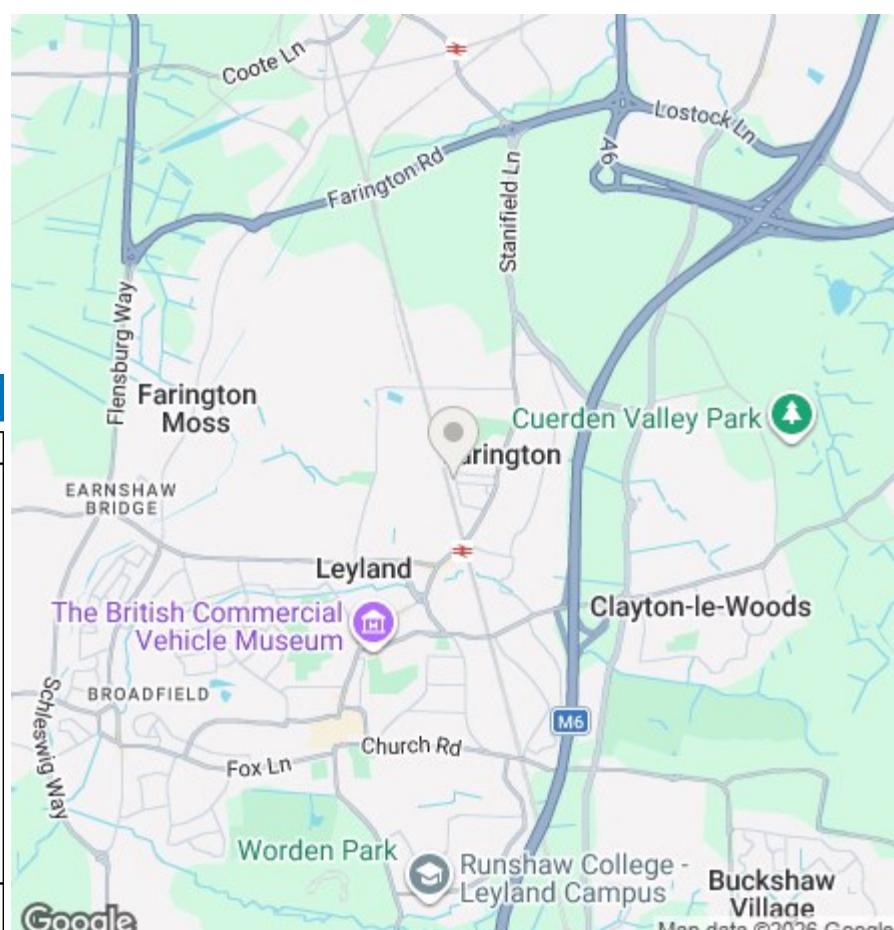
1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 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 indicative 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 (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	