



Stanifield Lane, Farington, Leyland

£180,000

Ben Rose Estate Agents are pleased to bring to market this deceptively spacious three-bedroom mid-terrace property in the heart of Leyland. This well-presented home retains many of its original features and character, offering comfortable and versatile living space throughout. The property is ideally situated within walking distance of Leyland's town centre, as well as superb local schools, supermarkets, and amenities, with excellent travel links via the nearby Leyland train station and the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge. The lounge features a charming fireplace and a large window overlooking the front aspect. Continuing through, you enter the generously sized dining room, which offers ample space for a large family dining table, as well as access to the stairs and convenient understairs storage. From here, you reach the modern kitchen at the rear, providing plenty of storage and space for freestanding appliances, along with a single door leading out to the garden.

Moving upstairs, you will discover three well-proportioned bedrooms, two of which are doubles. Bedrooms two and three also benefit from integrated storage. A three-piece family shower room completes this level.

From the landing, a robust wooden ladder with an installed handrail leads to the attic room. This versatile space offers a variety of potential uses, from a home office to an additional sitting room, and includes convenient access to eaves storage.

Externally, there is ample off-road parking via the lane to the side. At the rear, you will find a good-sized L-shaped garden with a low-maintenance flagged patio, perfect for relaxing and entertaining.

Early viewing is highly recommended to avoid disappointment.

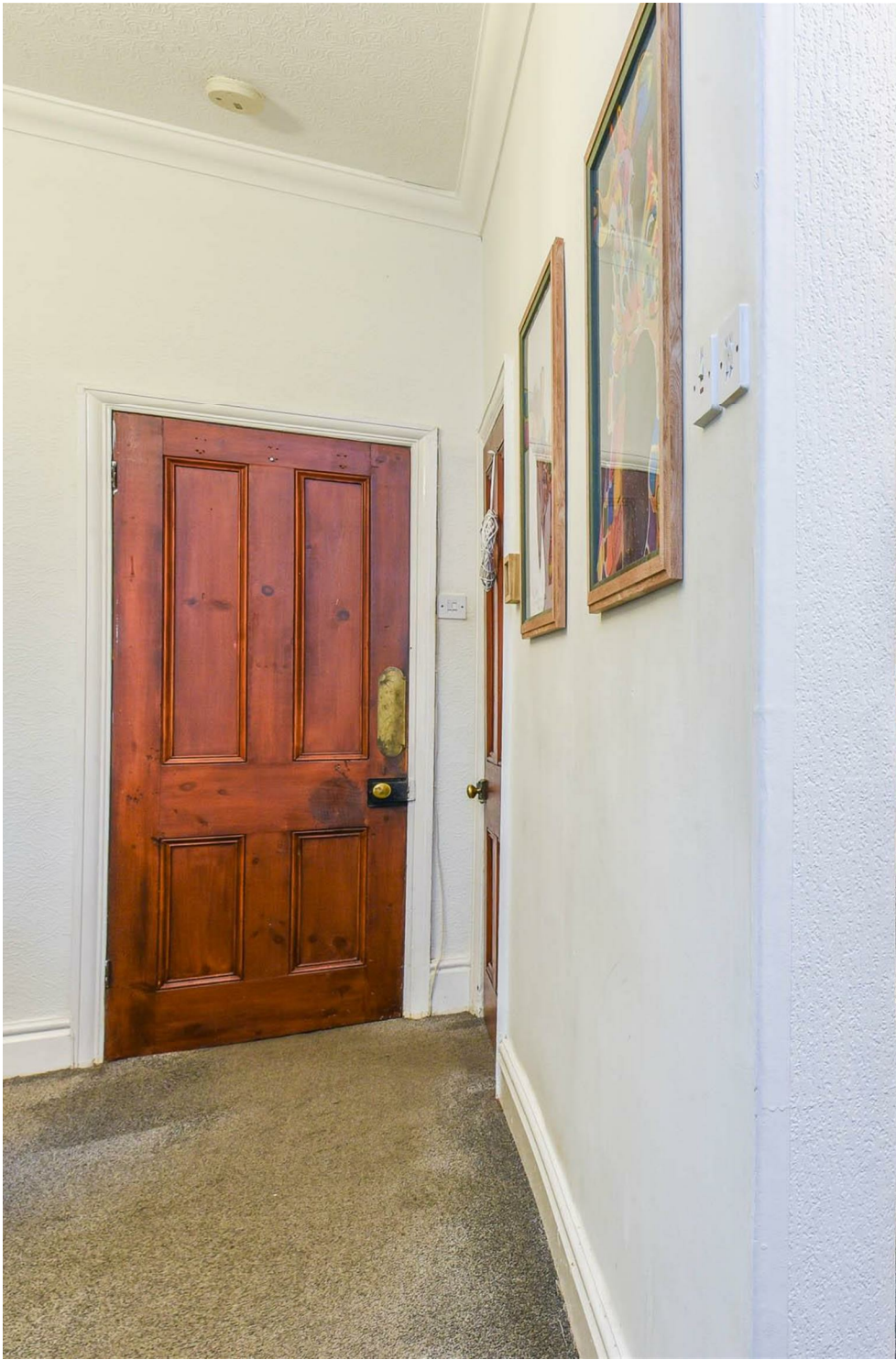




















BEN ROSE



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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		
	74	79
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	

