



Bannister Lane, Farington Moss, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached bungalow, located in a peaceful neighbourhood in Leyland. This delightful home is perfectly situated close to local amenities, offering an abundance of scenic walking routes nearby. With excellent travel links, including local bus routes, Leyland Train Station, and convenient access to the M6 motorway, this property is ideal for those looking for both tranquility and connectivity.

Upon entering the property, you are welcomed into a spacious entrance hallway that provides access to most of the ground-floor rooms. To the left, you'll find bedroom three, a well-sized space featuring a large window that allows plenty of natural light. Positioned at the front of the home, the lounge is a warm and inviting space, complete with a fireplace and another large window. Moving through the hallway, you'll discover the wet room, fitted with a shower, sink, and WC. The master bedroom, located on the ground floor, boasts built-in wardrobes and a generously sized window. The kitchen offers ample counter space, room for freestanding appliances, and features a five-burner gas hob with an oven. With two windows and a side door, this room is bright and functional. At the rear of the property, bedroom two, which can also serve as a dining room, provides direct access to the conservatory—a fantastic additional space that leads out to the rear garden.

The first floor of the home offers two versatile loft rooms. The first loft room is front-facing with a large window. From here, you can access the second loft room either via the landing or directly from loft room one. This second loft room is fitted with two skylight windows and built-in storage, providing a practical and flexible space. A separate storage room is also accessible from this loft room, adding to the property's ample storage options.

Externally, the property features a driveway with space for up to two cars, as well as a well-maintained lawn area at the front. The garage is conveniently accessible from the driveway, offering additional parking or storage. To the rear, a spacious garden awaits, complete with a lawn, paved areas, and ample space for outdoor seating—ideal for relaxing or entertaining. This fantastic home offers a wonderful balance of indoor and outdoor space, making it a great opportunity for a variety of buyers.













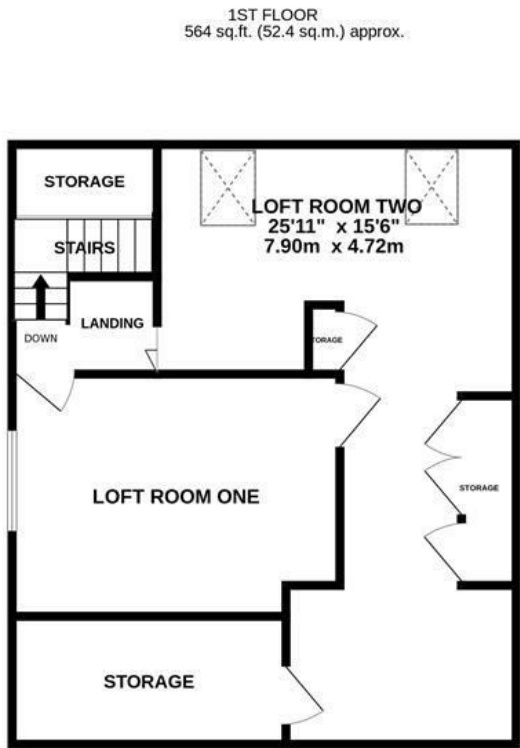
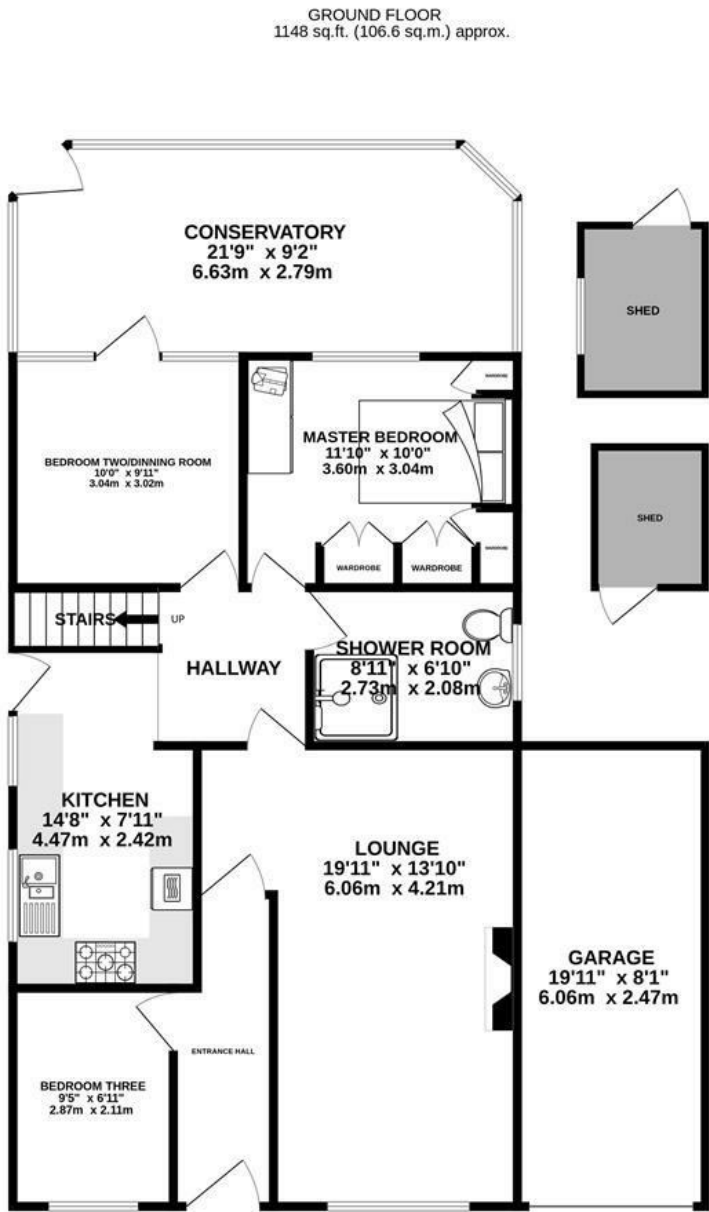








BEN ROSE



TOTAL FLOOR AREA: 1712 sq.ft. (159.0 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
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

