



## Bispham Avenue, Farington Moss, Leyland

Offers Over £210,000

Ben Rose Estate Agents are delighted to bring to market this extended and detached two-bedroom home, offered with no onward chain, and ideally situated in the heart of Farington Moss. This spacious and well-presented property offers a fantastic opportunity for those seeking a versatile family home, ideally located within easy reach of both Leyland and Preston town centres. With excellent transport connections, including quick access to the M6 and M61 motorways, this is a superb location for commuters. Early viewing is strongly recommended to avoid disappointment.

Access to the property is via the side, leading into a spacious entrance hall that provides access to the majority of the ground floor rooms as well as the staircase to the first floor. At the front of the home, the generous lounge spans the full width of the property and benefits from a large, front-facing window that floods the room with natural light, complemented by a central fireplace that adds warmth and character.

Towards the rear of the property, the hallway leads into a versatile L-shaped sitting and dining room. This generous space offers ample room for a large sofa set and a family dining table, making it perfect for both relaxing and entertaining. There is an additional access point to the hallway, enhancing the flow of the ground floor layout. The sitting/dining room is open plan to the kitchen, which also spans the full width of the house. The kitchen is fitted with an abundance of wall and base units, offering plenty of storage and workspace, along with room for freestanding appliances. A rear door provides direct access out to the garden.

Upstairs, the property features a good-sized landing with a large window that fills the space with natural light. There are two well-proportioned double bedrooms, including a master bedroom that enjoys dual-aspect windows. The second bedroom benefits from access to useful eaves storage. Completing the first floor is a spacious four-piece family bathroom, featuring a bathtub, separate standalone shower, and integrated storage for added convenience.

Externally, the home boasts a large front garden enclosed by a brick wall, while the wrap-around rear garden offers a private and secure outdoor space with gated access. A driveway provides off-road parking for two vehicles and leads to a single integrated garage, offering further storage or parking options.

This beautifully extended home combines spacious interiors with excellent outdoor space and a prime location, making it an ideal choice for families or professionals looking for a move-in-ready property with strong transport links and local amenities.

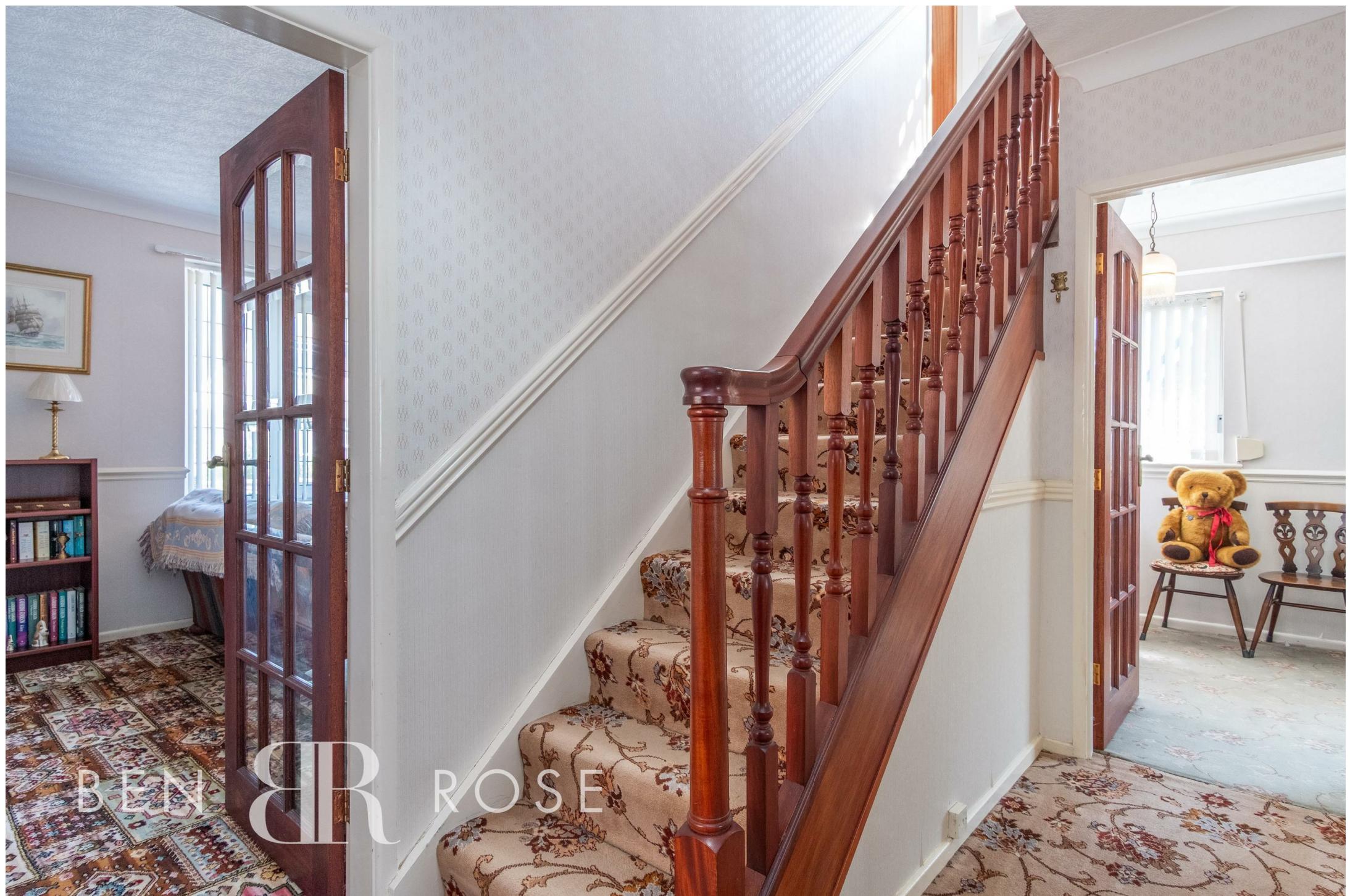




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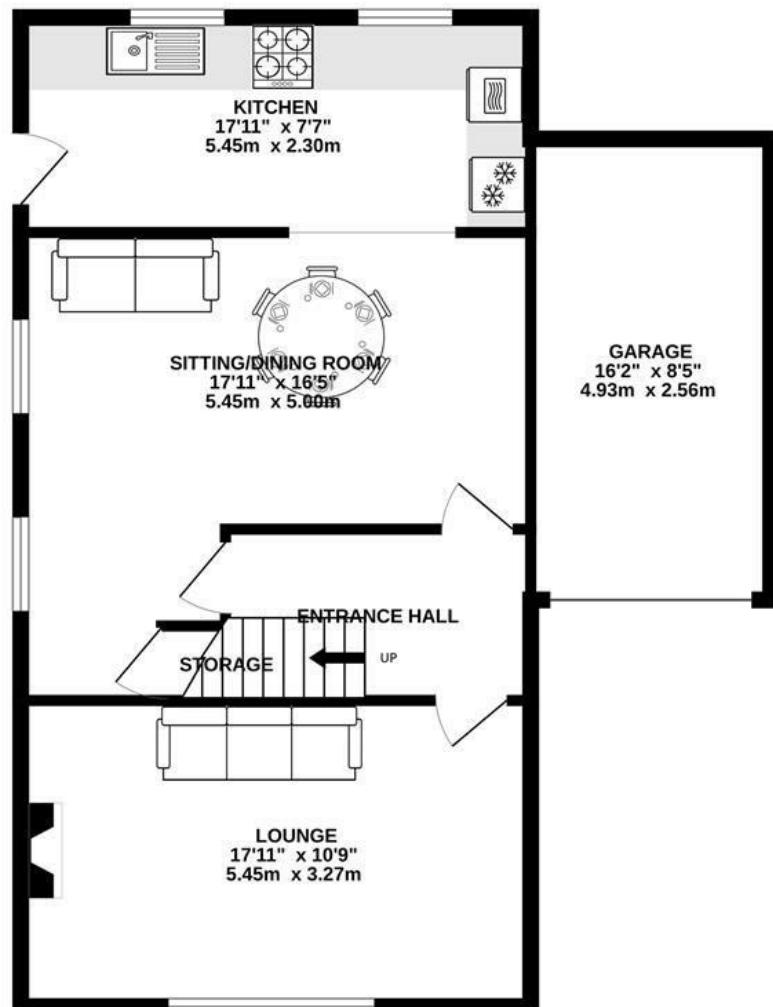
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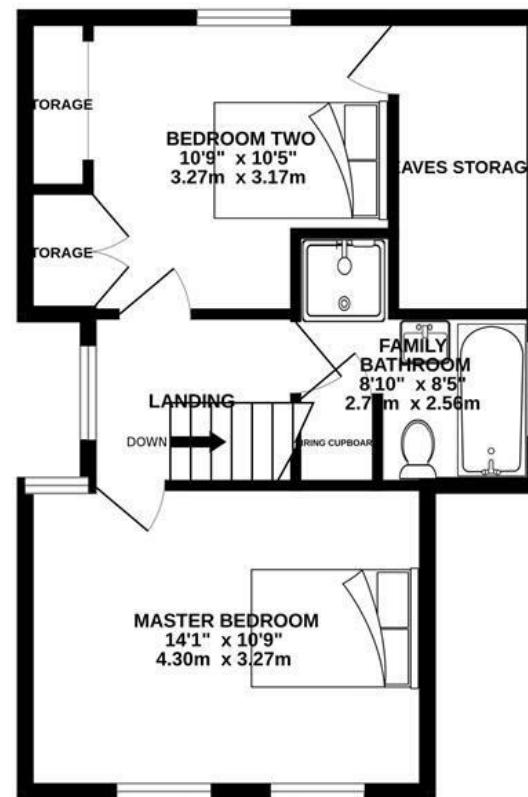
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GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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<br>(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              |                         |           |
| <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<br>(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 <sub>2</sub> emissions              |                         |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |           |

