



## **Morley Croft, Farington Moss, Leyland**

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom, semi-detached property, located on a popular residential estate in the heart of Leyland. Ideal for couples and small families, this delightful home is offered with no onward chain, making it perfect for those looking for a hassle-free move. The property is conveniently situated just a short distance from Leyland town centre, offering a variety of shops, cafes, and other local amenities. Excellent travel links are within easy reach, including access to the M6 and M61 motorways, regular bus routes, and Leyland train station, ensuring effortless commutes to surrounding areas. Early viewing is highly recommended to avoid any potential disappointment.

Upon entering the property, you are welcomed into a bright and spacious entrance hall that provides access to the convenient downstairs WC and the main living areas. The generous lounge, positioned at the front of the home, boasts a feature fireplace and a large front-facing window, allowing for ample natural light. Additional storage is provided by the sizeable under-stair cupboard, ideal for coats and shoes. Moving through, you'll find the open-plan dining room and kitchen, partially partitioned to create a distinct yet connected feel. The dining room can comfortably accommodate a family-sized dining table and benefits from patio doors that lead directly out to the rear garden. The well-appointed kitchen features a good range of wall and base units, integrated appliances including a hob/oven, and additional space for freestanding appliances.

Moving upstairs, you'll find three well-proportioned bedrooms. The master bedroom, located to the front, is a spacious double and benefits from its own ensuite shower room. The second bedroom is another generously sized double, while the third is a good-sized single, ideal as a child's room or home office. The landing area also houses a large airing cupboard, offering additional storage space. Completing the first floor is a modern three-piece family bathroom with a bath, perfectly suited for relaxing after a long day.

Externally, the property features a driveway to the front, providing off-road parking for up to two cars. There is also a sizeable shed offering additional storage space. The rear garden is south-facing and low maintenance, being predominantly paved and enclosed by tall fencing, ensuring privacy and making it the ideal spot for summer barbecues and outdoor relaxation. This charming home is truly ready to move into and offers a fantastic opportunity for those looking to settle into a welcoming community.





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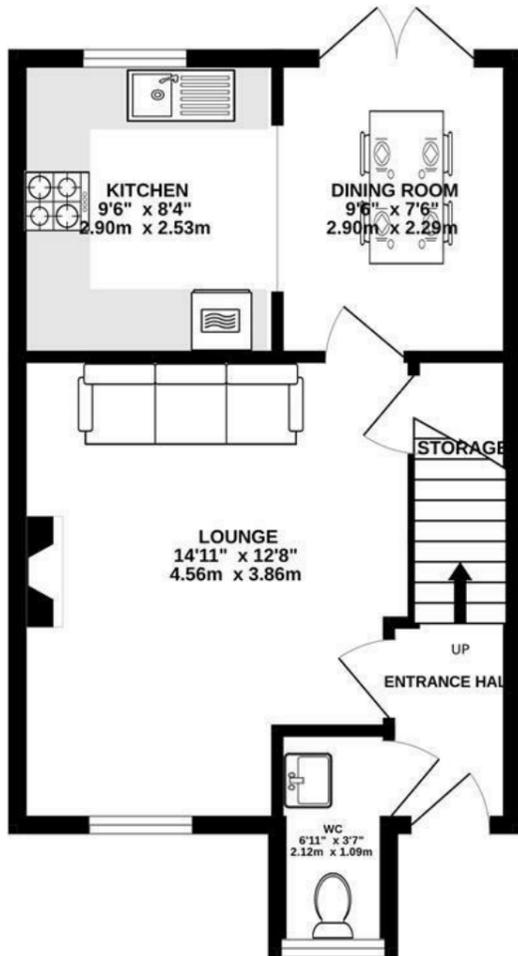




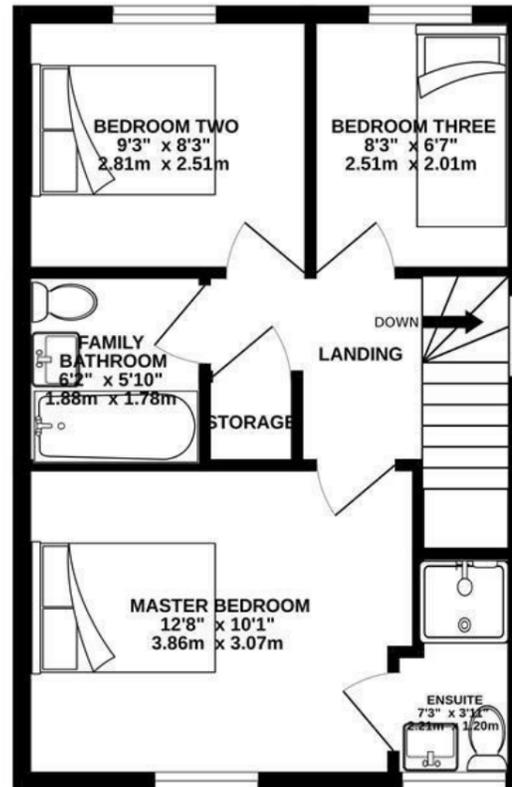




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.

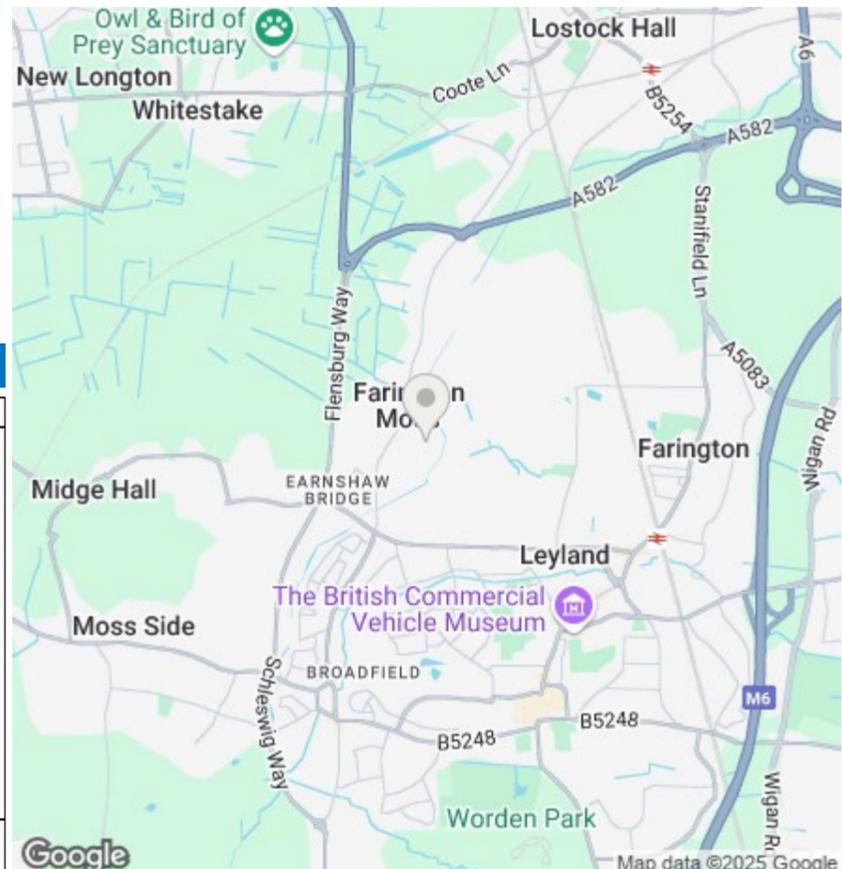


TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

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>		<b>83</b>
(69-80) <b>C</b>	<b>67</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	

### 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	