



**Carr Lane, Farington, Leyland**

**£117,000**

**\*\*This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 60% of the property, with Jigsaw Group owning the other 40%. - the property can however be purchased at an increased percentage. For enquiries regarding applications and eligibility please contact our office or visit the relevant company website link below for more details\*\***

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom terraced home, located in a sought-after residential area of Leyland. Well presented throughout, this property is ideal for first-time buyers seeking a modern and conveniently located home. The home is ideally situated within easy reach of a wide range of local amenities, including supermarkets, well-regarded schools, leisure facilities, and more. Excellent transport links are also close at hand, with Leyland train station, regular bus routes, and easy access to both the M6 and M61 motorways—making it a perfect choice for commuters. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. To the right, you'll find the spacious lounge, featuring a large front facing window that allows plenty of natural light into the room. Continuing through, you enter the open-plan kitchen/diner. The contemporary fitted kitchen includes integrated appliances including a fridge, freezer, oven and hob. The dining area provides ample space for a family dining table and benefits from double patio doors that open onto the rear garden. A convenient WC is located off the central hallway, completing the ground floor.

Upstairs, the property features three well-proportioned bedrooms, including a master bedroom with integrated storage, and a modern three-piece family bathroom complete with an over-bath shower.

Externally, the front of the property boasts a private driveway with off-road parking for two vehicles. To the rear is a lovely enclosed garden with a laid lawn and flagged patio—ideal for relaxing or entertaining.





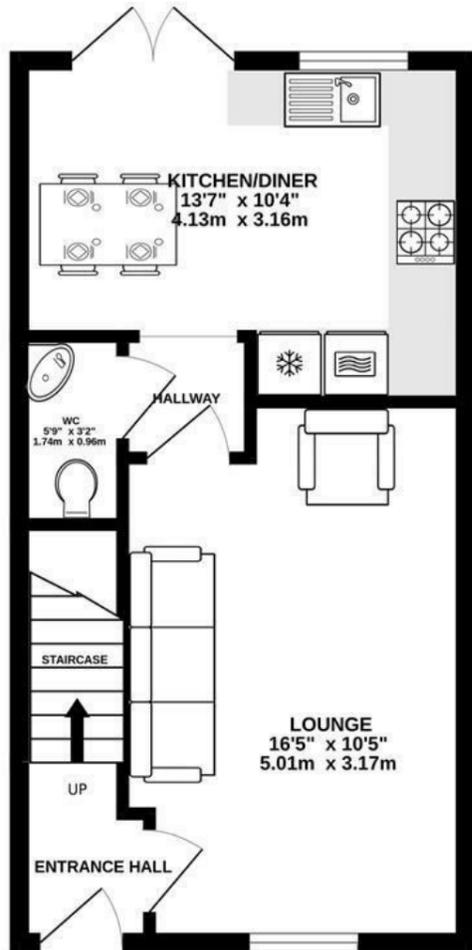




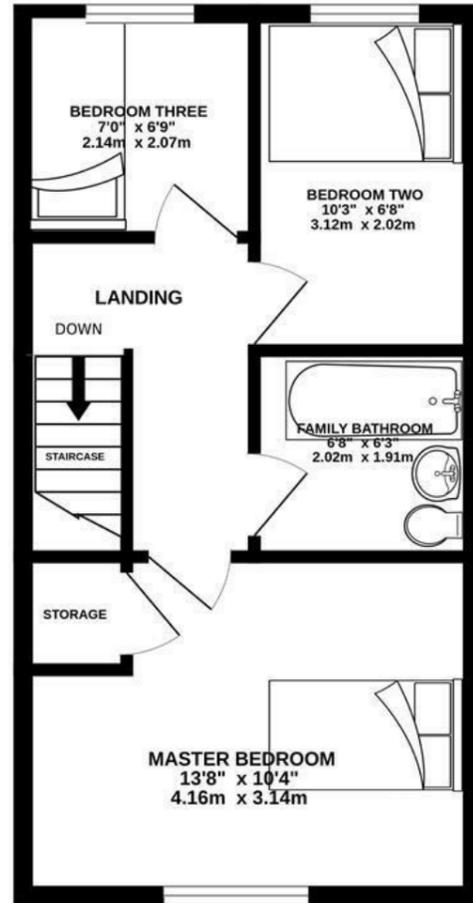




GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

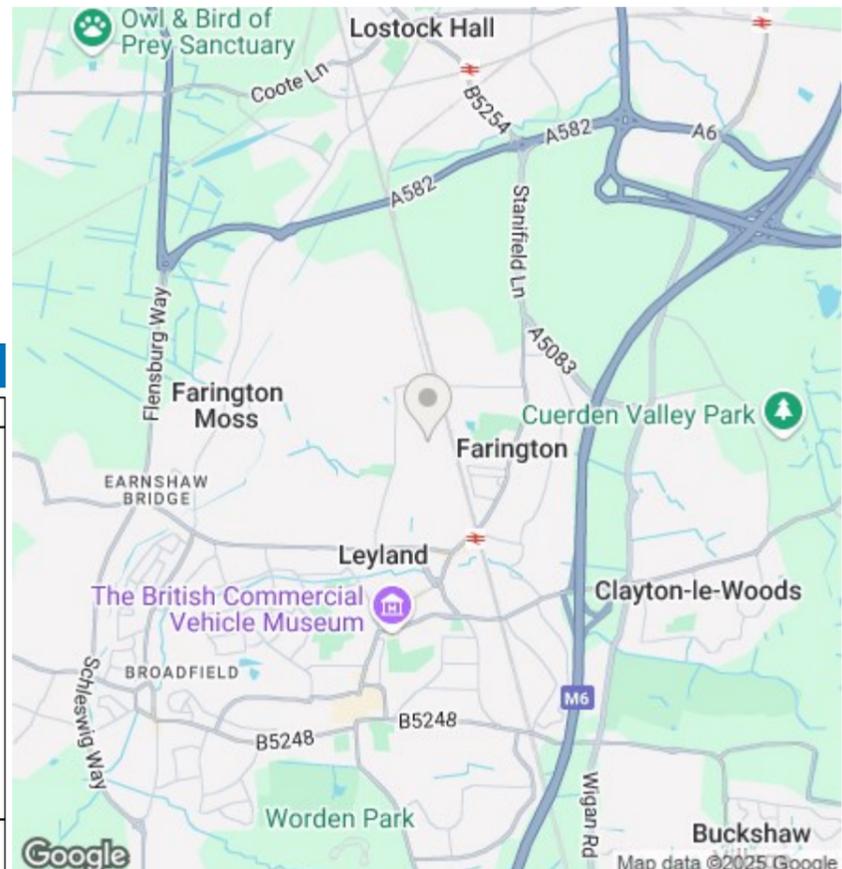


TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

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 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		<b>97</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</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 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	