



TOTAL FLOOR AREA: 72.34 sq. m. (778.64 sq. ft.) 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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Crown Street, Farington, Leyland

Offers Over £130,000

Ben Rose Estate Agents are delighted to bring to market this well maintained, three bedroom, mid-terrace property in Leyland. This would be an ideal home for a first time buyer looking to get onto the property ladder. The property is situated near to Leyland's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of the welcoming entrance hall that leads straight into the lounge. The spacious lounge features laminate wood flooring and a feature fireplace. Just off the lounge is the semi-open-plan kitchen/dining room. The kitchen has an integral hob/oven, with the option for other freestanding appliances to be fitted. The dining room also has enough space for a large family dining room table and gives access to both the under-stair storage and to the garden.

Moving upstairs, you'll find three good sized bedrooms with bedroom two benefitting from having fitted storage. You'll also find the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is room for on-road parking. To the rear is an enviable North facing garden that features a decked patio area and laid stone gravel. The garden also features a large wooden gate that leads onto the adjacent street and can even act as entrance for a driveway in the garden if so desired.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice



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			
		71	84
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			
EU Directive 2002/91/EC			

