



Willowbank Close, Farington Moss, Leyland

Offers In The Region Of £435,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, situated in the highly sought-after area of Farington Moss, Leyland. This spacious and versatile home is ideal for families or couples looking for modern living with generous internal space throughout. The property enjoys a prime location with excellent travel links, including a convenient rail service from Leyland offering direct routes to Preston, Manchester and Liverpool. There are also superb bus connections to Leyland, Preston and Chorley, as well as easy access to the M6, M61 and M65 motorways. The home is just a short distance from Leyland town centre, where you will find a range of local shops, bars, restaurants, pubs and well-regarded schools.

Upon entering the property, you are welcomed by a large entrance hall providing access to the principal ground floor rooms. To the front, there is a well-proportioned study, ideal for those working from home. The spacious lounge extends the full length of the property and benefits from dual aspect windows, allowing for an abundance of natural light and creating a bright yet cosy living space. To the rear, you will find a stunning open-plan kitchen dining room spanning the full width of the home, featuring a modern fitted kitchen with integrated appliances including a fridge/freezer, oven, five-ring gas hob and dishwasher, alongside a central island perfect for entertaining. French doors open out onto the garden, while a separate utility room and convenient WC complete the ground floor.

Moving to the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom is a generous double, complete with fitted wardrobes and a stylish en-suite shower room. Bedroom two is also a large double, with bedroom three offering further double accommodation. Bedroom four is a comfortable single, ideal as a nursery or additional office space. A modern four-piece family bathroom with a walk-in shower serves the remaining bedrooms.

Externally, the property boasts a lawned front garden alongside a driveway providing off-road parking for up to two vehicles, in addition to a double garage. To the rear, there is a large, private garden enclosed by high fencing, featuring a well-maintained lawn and a paved patio seating area, perfect for outdoor dining and relaxation. This is a fantastic opportunity to acquire a spacious, modern home in a desirable location.



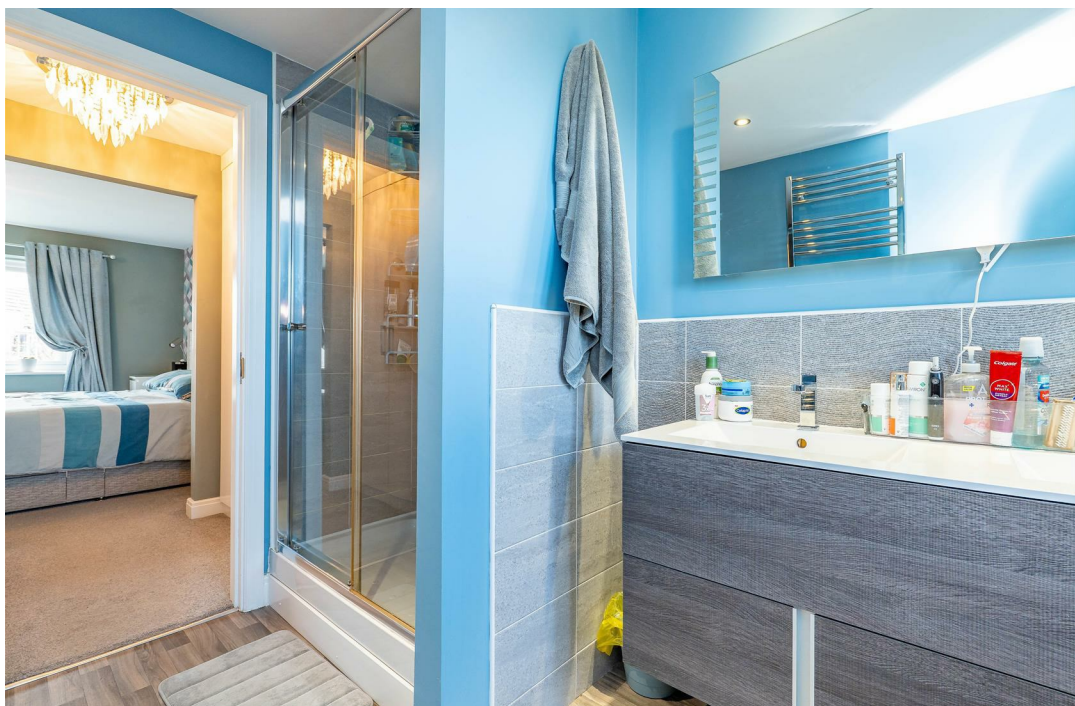












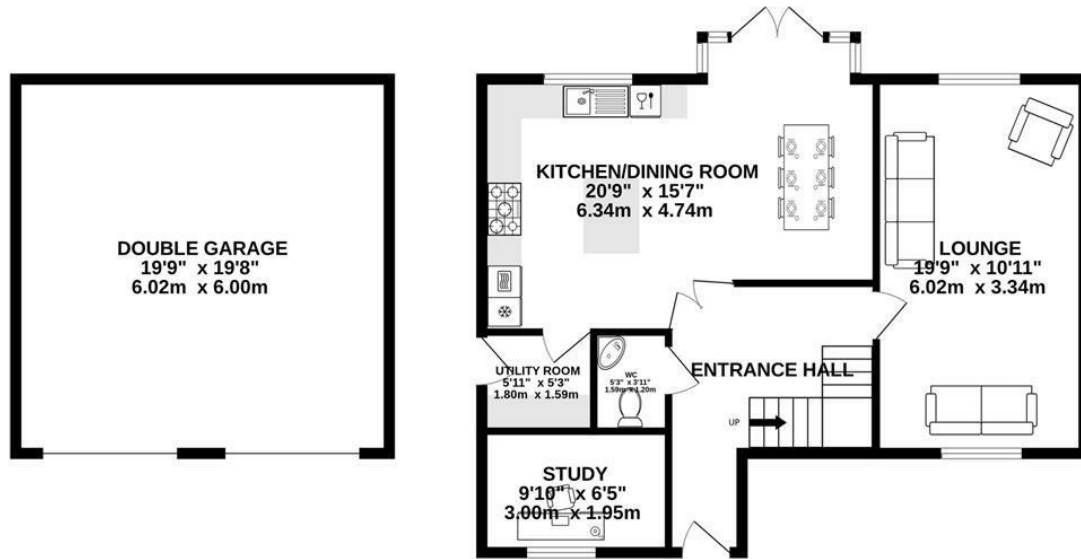




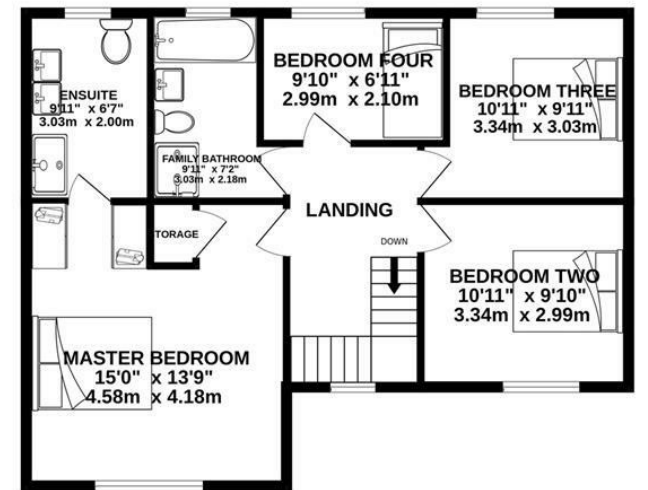


BEN ROSE

GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.

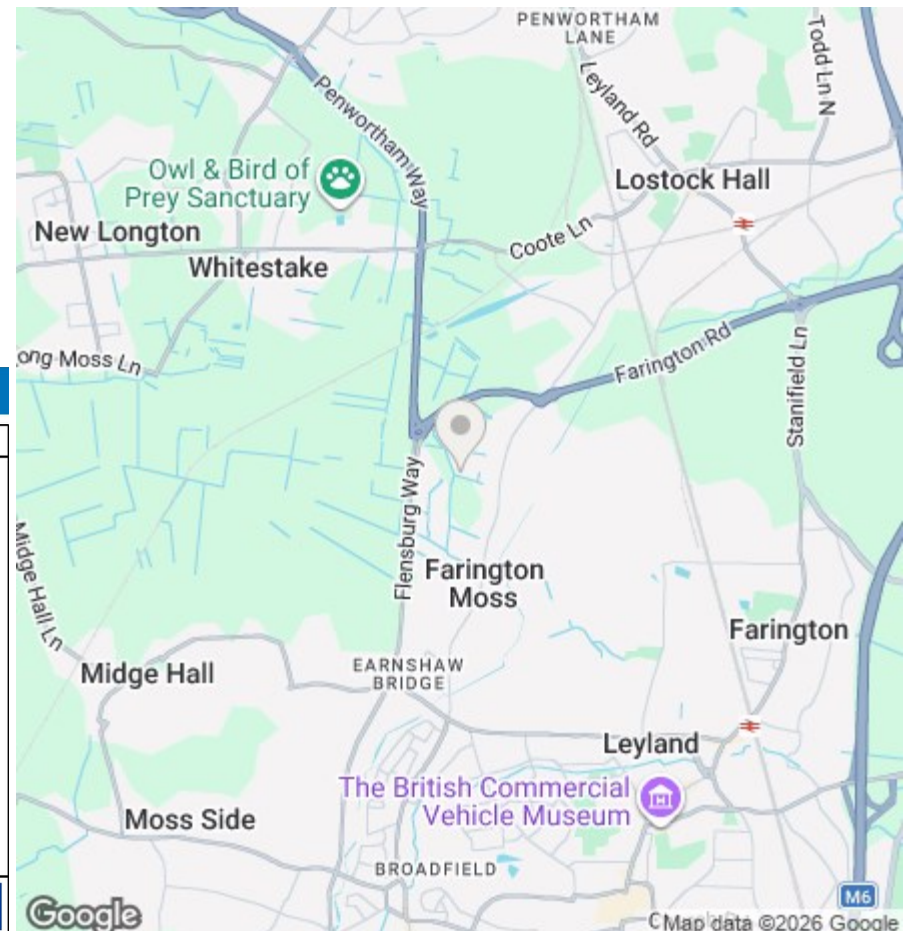


TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	