



Boardman Close, Farington, Leyland

Offers Over £380,000

Ben Rose Estate Agents are pleased to present to the market this immaculately presented four-bedroom detached property, located in a highly sought-after area of Farington. Ideally suited for family living, the home is positioned on a quiet cul-de-sac directly opposite Farington Park, offering a pleasant outlook and peaceful surroundings.

The property is conveniently located close to the centre of Leyland and benefits from an excellent range of nearby amenities, including highly regarded local schools, supermarkets, and leisure facilities. Fantastic transport links are also within easy reach, with Leyland train station providing direct routes to Preston, Manchester, and beyond, along with excellent access to the M6 and M61 motorways, making this an ideal location for commuters.

The home has undergone a range of recent refurbishments and upgrades, including a newly fitted kitchen, new boiler, updated radiators, and external doors, as well as the installation of a modern airflow system. Additional benefits include full fibre broadband, a security system, and smart heating, creating a comfortable and highly efficient modern home.

Stepping into the property through the welcoming entrance porch, you are led into the main hallway, where a staircase leads to the first floor and a stylish smart storage system is located beneath. To the left, you will find the spacious lounge, featuring a beautiful bay window overlooking the front aspect and allowing for plenty of natural light. On the opposite side of the hallway, the original garage has been thoughtfully converted into a versatile family room. Currently used as a home office, this space is ideal for a variety of uses and benefits from a convenient additional storage room.

Continuing through, you enter the impressive open-plan kitchen/dining room. Spanning the full width of the home, this bright and spacious area forms the heart of the property, featuring a contemporary fitted kitchen with ample storage, high-spec integrated appliances, and additional pantry storage. The dining area provides plenty of space for a large family dining table, along with an additional seating area. Bi-folding doors with electric blinds open onto the rear garden, creating a seamless indoor-outdoor flow. A practical utility room is located just off the kitchen, offering further storage, a sink, and space for freestanding appliances, with a door leading out to the side of the property. Completing the ground floor is a convenient WC located off the entrance hall.

Moving upstairs, you will find four well-proportioned bedrooms, with the master bedroom and bedroom four benefiting from integrated storage. The master bedroom also boasts a private ensuite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a beautifully presented garden alongside a private driveway providing off-road parking, complete with an EV charging point. To the rear is a generously sized, low-maintenance garden featuring a spacious flagged patio and artificial lawn, complemented by raised borders and established planting. The garden is not overlooked, offering a private and tranquil space perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality, finish, and exceptional position of this outstanding family home.















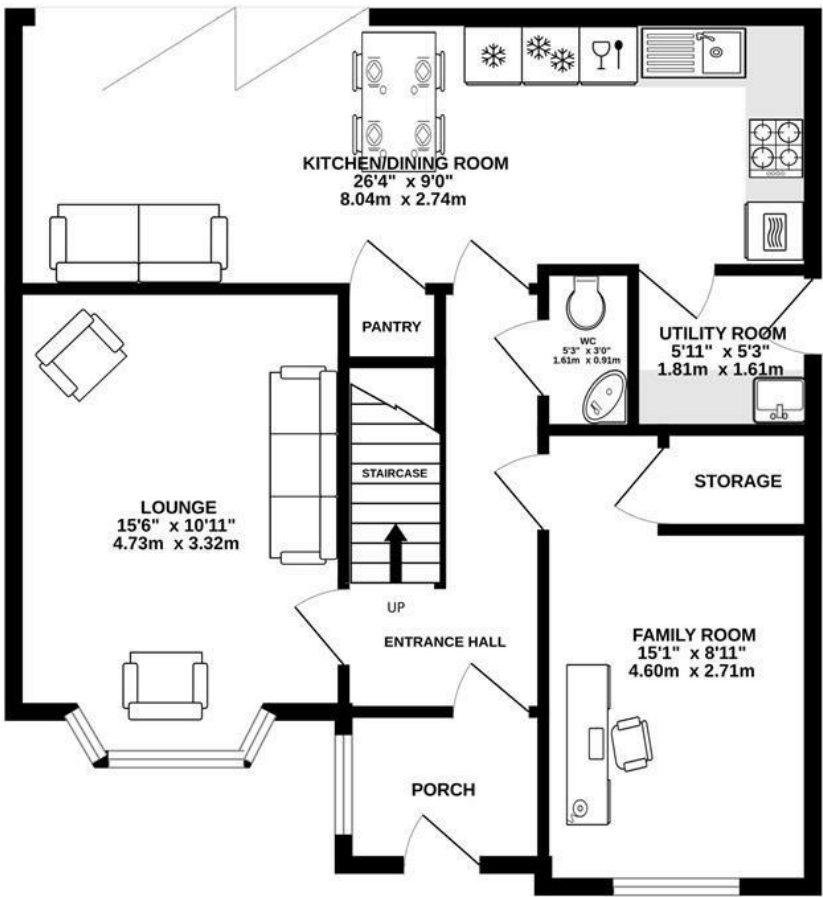




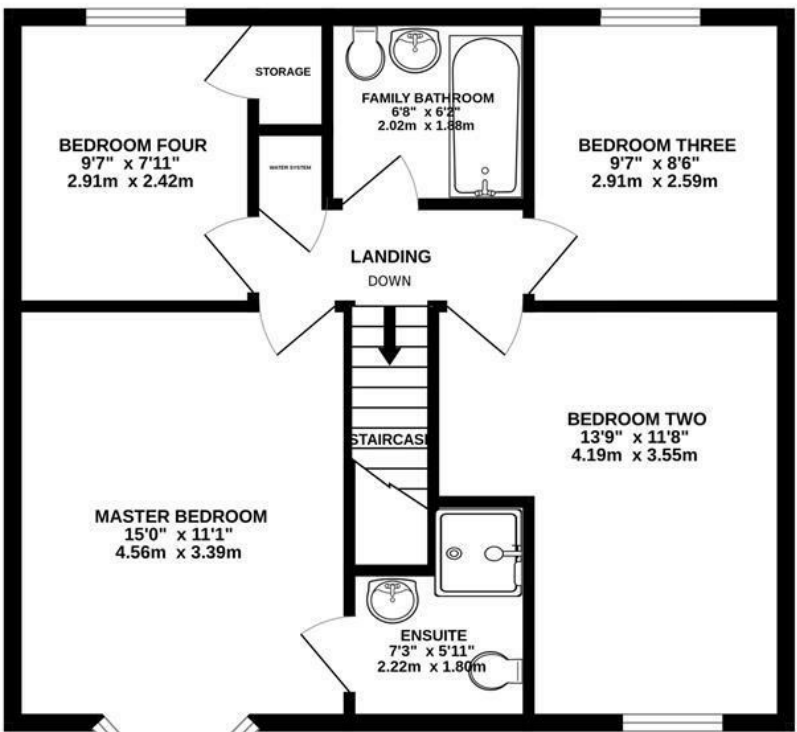


BEN ROSE

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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 (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		
England & Wales	EU Directive 2002/91/EC	

