Library Close, Farington, Leyland

Offers Over £215,000

Ben Rose Estate Agents are pleased to market this beautifully presented, three-bedroom semi detached home located in Farington, Leyland. Ideal for first-time buyers or couples, this charming home is nestled in a sought-after area, offering a perfect balance of peaceful living and convenient access to local amenities. With Leyland town centre just a stone's throw away, the residents will have a great selection of restaurants, schools, and shops to choose from. Preston city centre is also a twenty minute commute. Residents also benefit from easy access to the M6 and M65 motorway, offering even more travel links.

Upon entering the home, you are greeted by a welcoming entrance hall that provides access to all of the ground floor rooms. To the left is the inviting lounge which creates the perfect cosy space for relaxation and socialising. To the right, is a spacious well equipped kitchen diner with modern fitted amenities and area for a dining table. This spacious and bright kitchen is perfect for dining and socialising and offers a seamless transition into the garden through the patio doors. Finishing the ground floor is a convenient WC for visitors.

Moving to the first floor, the property boasts two generously sized double bedrooms as well as a cosy single bedroom currently being utilised as a home office. The master bedroom benefits from its own spacious ensuite boasting a large shower, sink and toilet. The family bathroom is also a three-piece suite, complete with a bath toilet and sink, providing convenience for everyday living for the rest of the first floor. Completing the first floor is a practical cupboard for everyday storage solutions.

Externally, the south-facing rear garden is quaint and secure and has been well kept, offering a private, tranquil retreat perfect for outdoor entertaining. Being situated at the end of a cul de sac, the house doesn't see a lot of traffic passing by making it ideal for those looking for a more peaceful environment. The property also benefits from two parking spaces to the front.

This home is filled with charm and character and the owner has clearly finished it to an excellent standard, whilst effortlessly combining modern living and practicality, making it a must-see property.
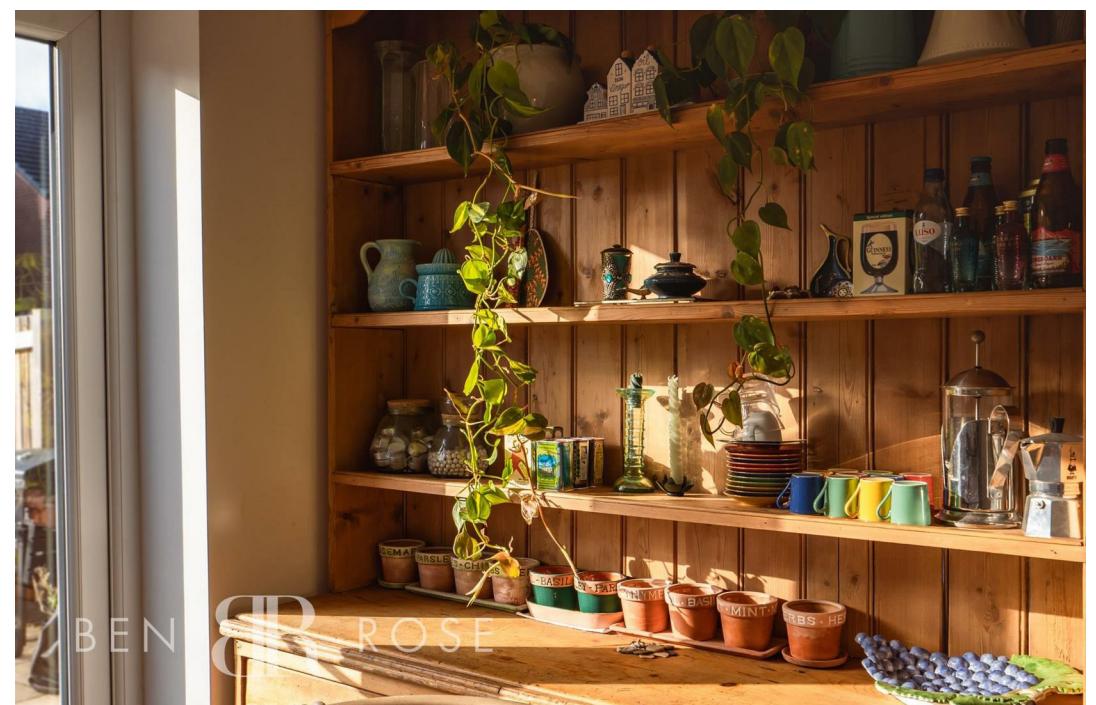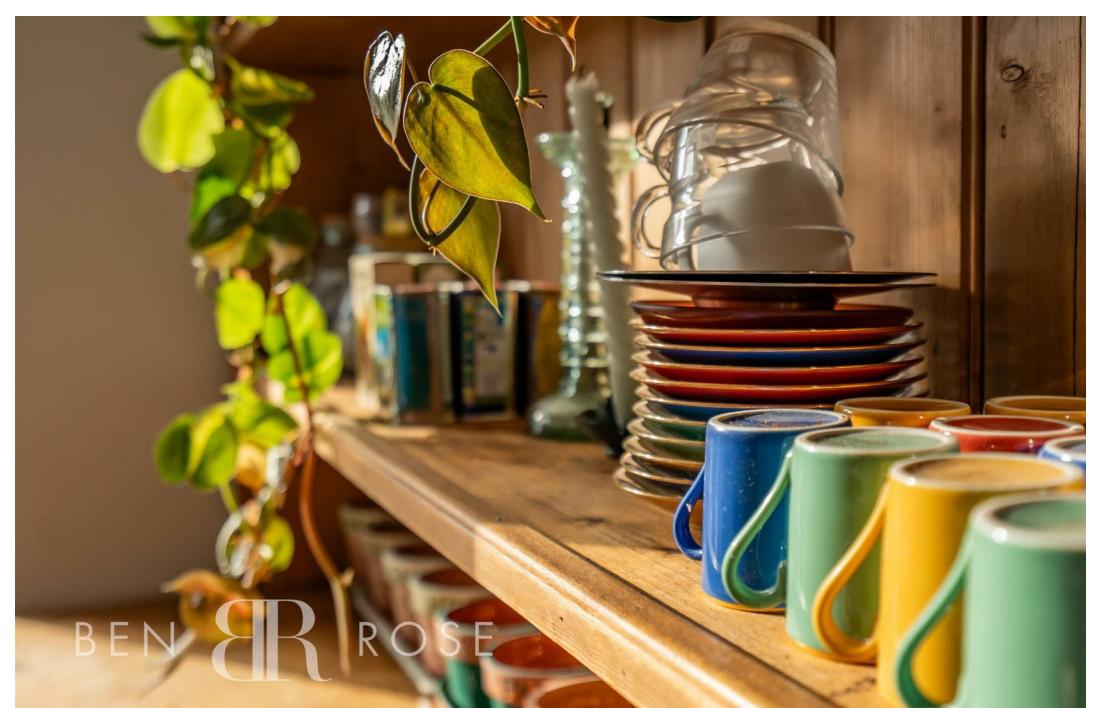
BEN **BR** ROSE

GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.

LOUNGE
15'1" x 10'5"
4.61m x 3.17m

WC
5'1" x 3'7"
1.54m x 1.08m

UP

ENTRANCE HALL

KITCHEN/DINER
15'1" x 9'3"
4.61m x 2.83m
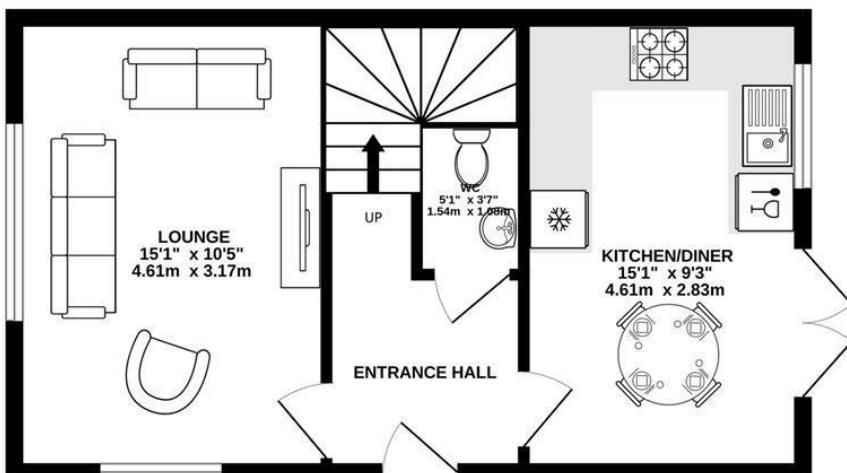
1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

MASTER BEDROOM
10'5" x 10'4"
3.17m x 3.15m

LANDING

DOWN

BEDROOM TWO
9'5" x 8'10"
2.86m x 2.69m

ENSUITE
7'4" x 4'10"
2.25m x 1.46m

FAMILY BATHROOM
6'9" x 6'3"
2.06m x 1.92m

STORAGE

BEDROOM THREE
9'5" x 6'3"
2.86m x 1.92m
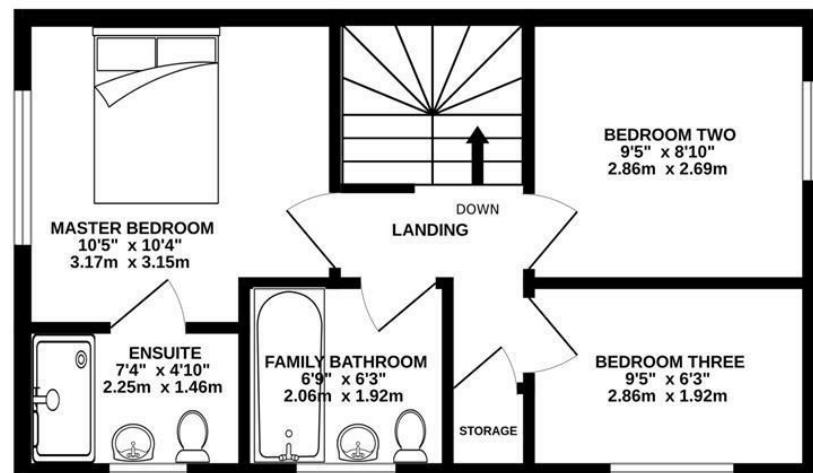
TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

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		96
(92 plus) A		
(81-91) B	84	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC