BEN ROSE



East Street, Farington, Leyland **Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to market this deceptively spacious three-bedroom terraced property, situated in the sought-after village of Farington. Offering generous accommodation throughout, this home would be an ideal choice for first-time buyers looking to take their first step onto the property ladder. The property is conveniently located close to the nearby town of Leyland, with a fantastic range of local schools, shops and amenities within easy reach. Excellent transport links are also available via Leyland train station and the M6 and M61 motorways, while Farington Park is just a five-minute walk away, perfect for enjoying some time outdoors.

Internally, the property welcomes you through an entrance porch into a bright and airy lounge, where a large front-facing window, allows plenty of natural light to fill the space. Moving through the home, you will find the kitchen/diner, fitted with a range of integral wall and base units complimented by worktops, alongside a convenient breakfast island and space for both integrated and freestanding appliances, including an integrated fridge/freezer and dishwasher. There is also a handy under-stairs storage cupboard, while double doors provide direct access to the rear of the property. Completing the ground floor is a generously sized utility room, along with a separate WC, adding further practicality to the layout.

To the first floor, there are three well-proportioned bedrooms, with both the master bedroom and bedroom two benefiting from integrated storage. Bedroom three is currently used as an office but comfortably accommodates a single bed. The floor is completed by a modern, all-white four-piece family bathroom, featuring a separate bathtub and walk-in shower.

Further benefits include a boarded loft, complete with electricity and ladder access, providing useful additional storage space.

Externally, on-street parking is available to the front of the property. To the rear, a pebbled yard offers space for outdoor furniture, potted plants and shrubs, creating a practical area to enjoy during the warmer months. The yard also benefits from gated access to the lane behind, adding further convenience to this appealing home.





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Hotpoint
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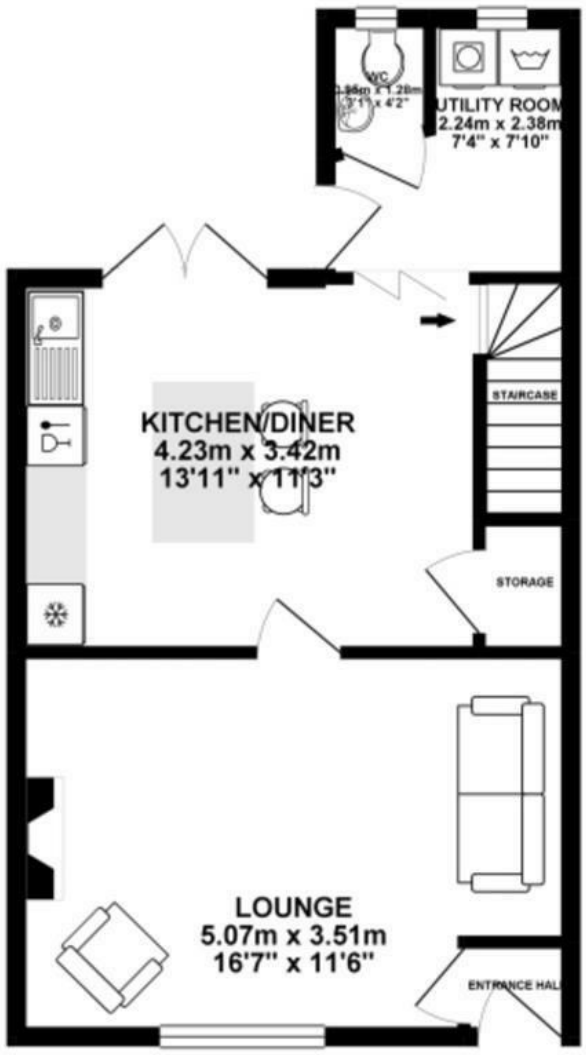




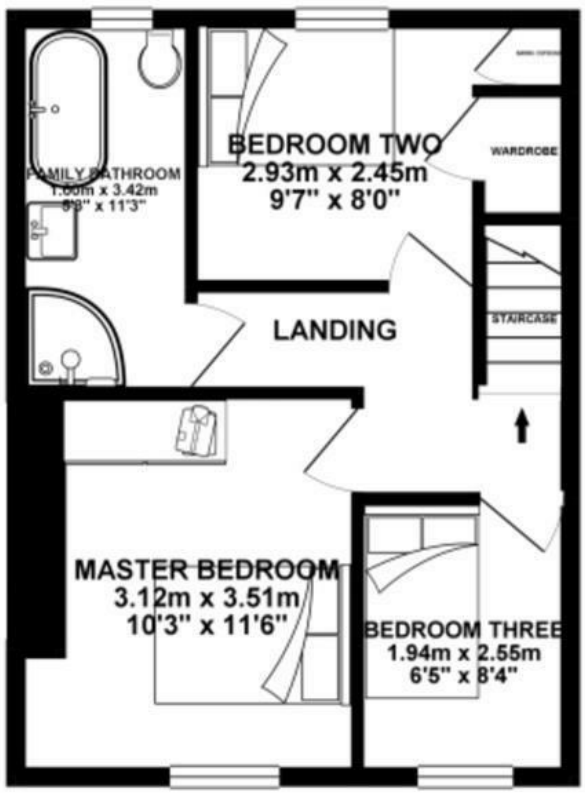
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GROUND FLOOR 40.46 sq. m.
(435.51 sq. ft.)



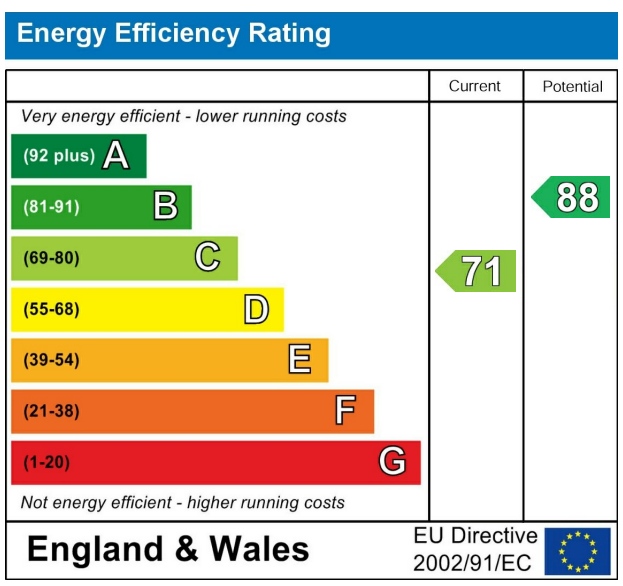
1ST FLOOR 34.28 sq. m.
(368.94 sq. ft.)

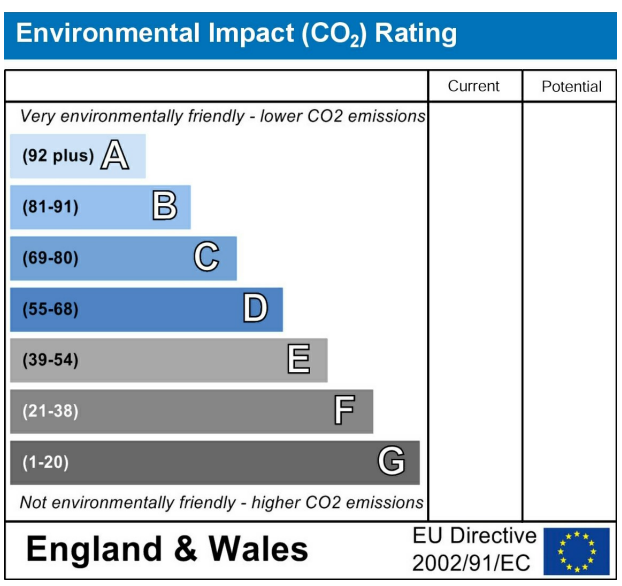


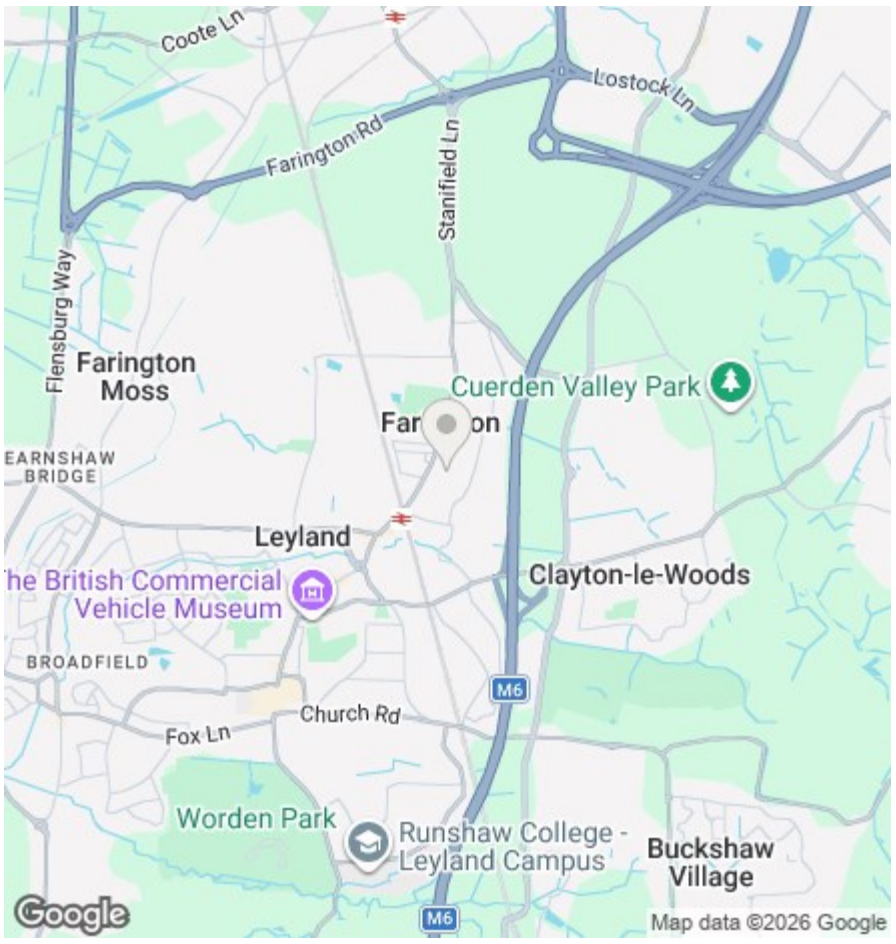
TOTAL FLOOR AREA : 74.74 sq. m. (804.44 sq. ft.) approx.

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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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.







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