



Farington Gate, Leyland

£250,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, located in a popular and family-friendly area of Leyland. The property offers a wonderful balance of modern living and comfort, making it an ideal family home. Situated just a short distance from Leyland town centre, residents can enjoy an excellent range of local amenities including shops, cafés, schools, and parks. The area also boasts fantastic travel links, with Leyland Train Station located on the doorstep, providing direct routes to Preston and Manchester. Convenient access to the M6, M61, and M65 motorways ensures easy commuting across the North West, while nearby attractions such as Worden Park and Cuerden Valley Park offer scenic outdoor spaces for leisure and recreation.

Stepping into the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The open-plan lounge and dining area create a bright and inviting space, perfect for both relaxing and entertaining. The lounge features a stylish glass fireplace, adding a contemporary touch, while the dining area benefits from French doors that open out to the rear garden, allowing natural light to flood the room. A hallway leads to the modern kitchen, fitted with sleek cabinetry and integrated appliances including an oven and dishwasher. The ground floor is completed by a convenient WC and a staircase that leads to the first floor.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, each designed with comfort and practicality in mind. The master bedroom benefits from a modern three-piece en-suite, finished to a high standard. The additional bedrooms are ideal for children, guests, or use as a home office, offering flexibility for family living. Completing the upper floor is a stylish three-piece family bathroom with integrated storage, providing both functionality and a clean, contemporary aesthetic.

Externally, the front of the home features a driveway with space for one car, leading up to a single integrated garage that provides additional parking or storage options. To the rear, the property boasts a private and well-maintained garden, complete with a seating area that's perfect for outdoor dining or enjoying the sunshine. Beyond this is a generously sized lawn, ideal for families and those who love spending time outdoors.

This lovely detached home combines style, comfort, and convenience, making it an excellent choice for families seeking a modern property in a desirable Leyland location.















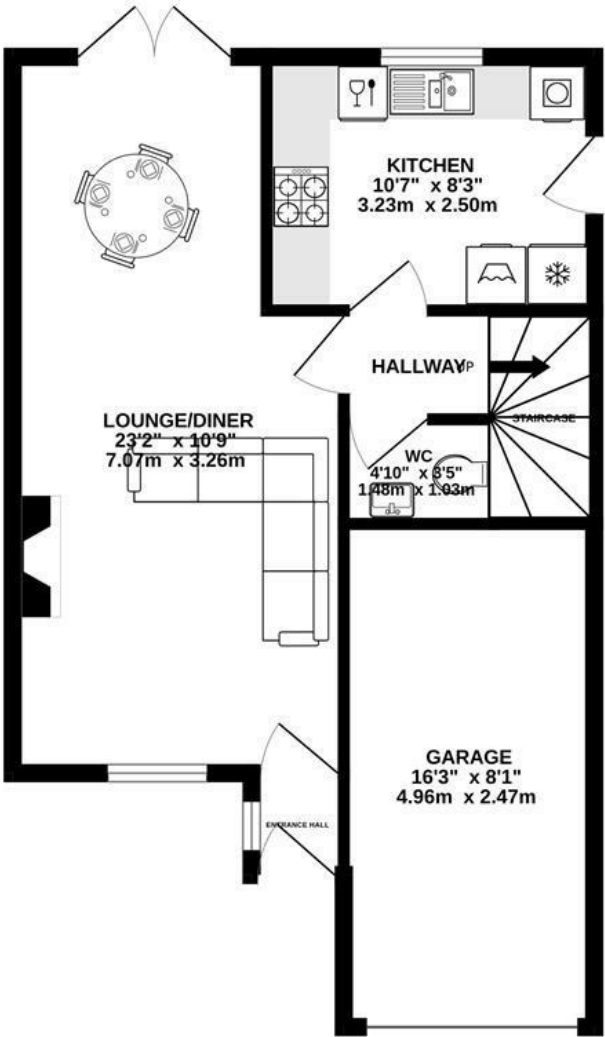




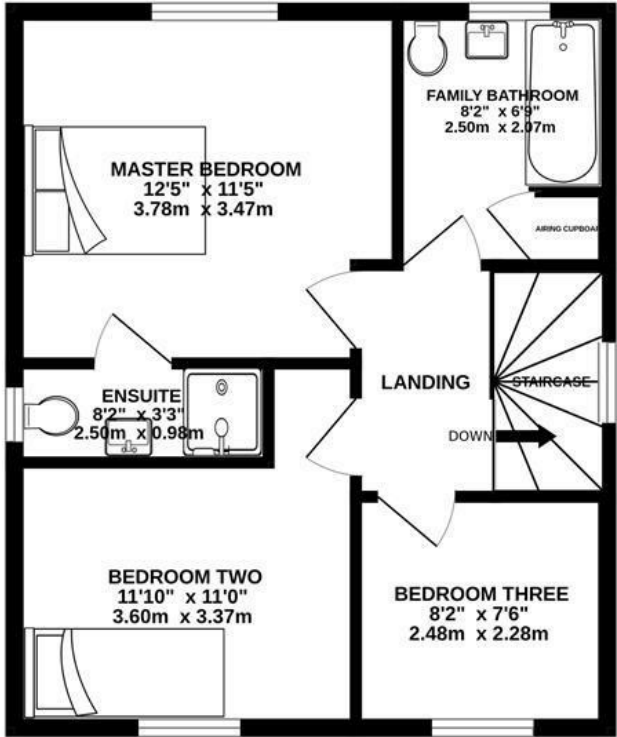


BEN ROSE

GROUND FLOOR
508 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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		
(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		
	74	78
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	

