



Kew Gardens, Farington, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom, semi-detached home, located in a secluded cul-de-sac in the heart of Farington, Lancashire. This beautifully presented property is ideal for families, offering a perfect blend of traditional features and modern conveniences. Situated close to Leyland town centre, the home benefits from excellent travel links, including Leyland train station, providing direct routes to Preston, Manchester, and beyond. The M6 and M61 motorways are also easily accessible, making commuting a breeze. The property is within walking distance of local amenities, including shops, restaurants, and reputable schools, while nearby Worden Park and Cuerden Valley Park offer fantastic outdoor spaces for family outings.

As you enter the property, you are welcomed by a bright and inviting reception hall with a staircase leading to the first floor. To the front is a spacious lounge, complete with a stunning feature fireplace and a bow-fronted window that allows for an abundance of natural light. Moving through, you'll find a versatile family room to the rear, featuring another cosy fireplace and a large bay window that leads out to the rear garden—perfect for use as a second lounge, playroom, or dining area. The generously sized kitchen/diner is located at the rear of the property, boasting integrated appliances, ample worktop space, and a convenient breakfast bar. There's also plenty of room for family dining, making this space perfect for entertaining. Completing the ground floor is a useful utility room with a WC just off.

Heading upstairs, the first floor offers four versatile and well-proportioned bedrooms, providing ample space for a growing family. Bedroom two benefits from another charming bow window and fitted wardrobes, adding extra storage and style. The four-piece family bathroom is beautifully presented and features a freestanding bath, providing a luxurious space to relax and unwind.

Externally, the property has a driveway with space for up to two cars, offering off-road parking for convenience. To the rear, you'll find a private and enclosed garden, complete with a delightful seating area that opens onto a lush lawn—an ideal space for outdoor dining or relaxing with the family.

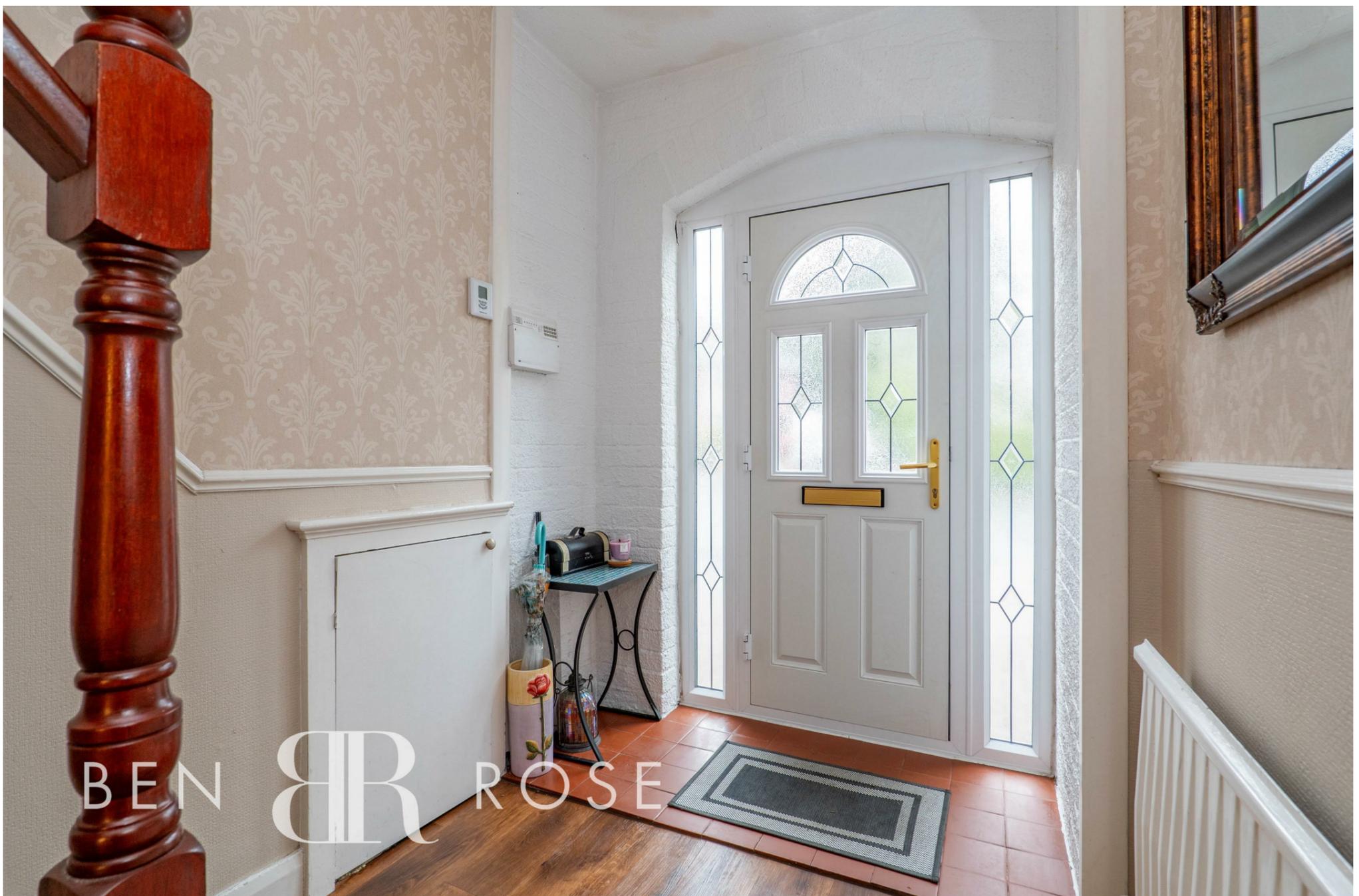
This delightful home is perfect for families seeking a well-appointed property in a sought-after location, offering easy access to local amenities and excellent travel links.



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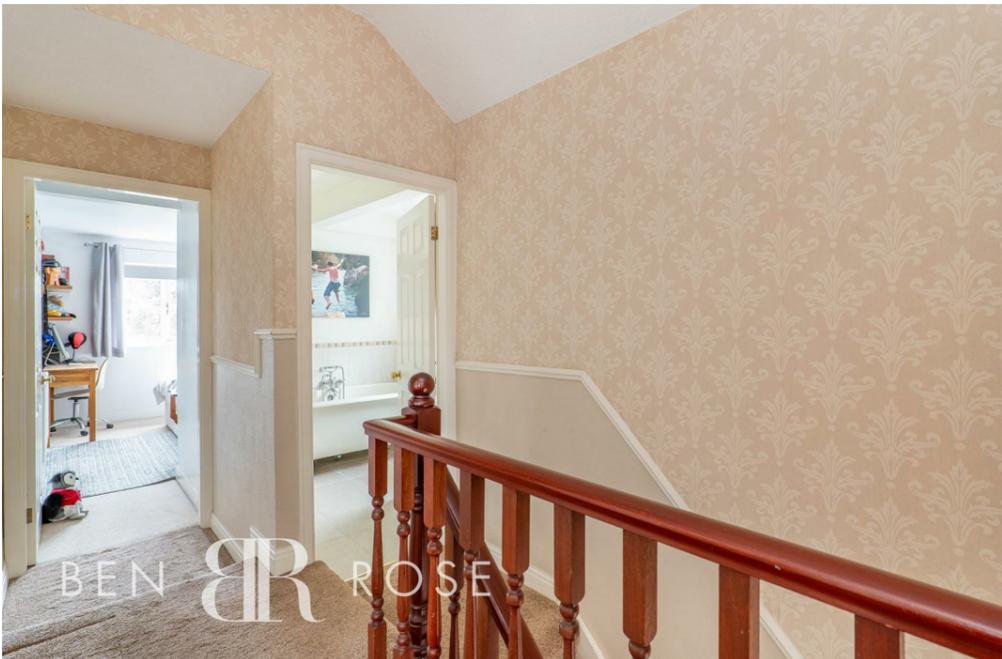
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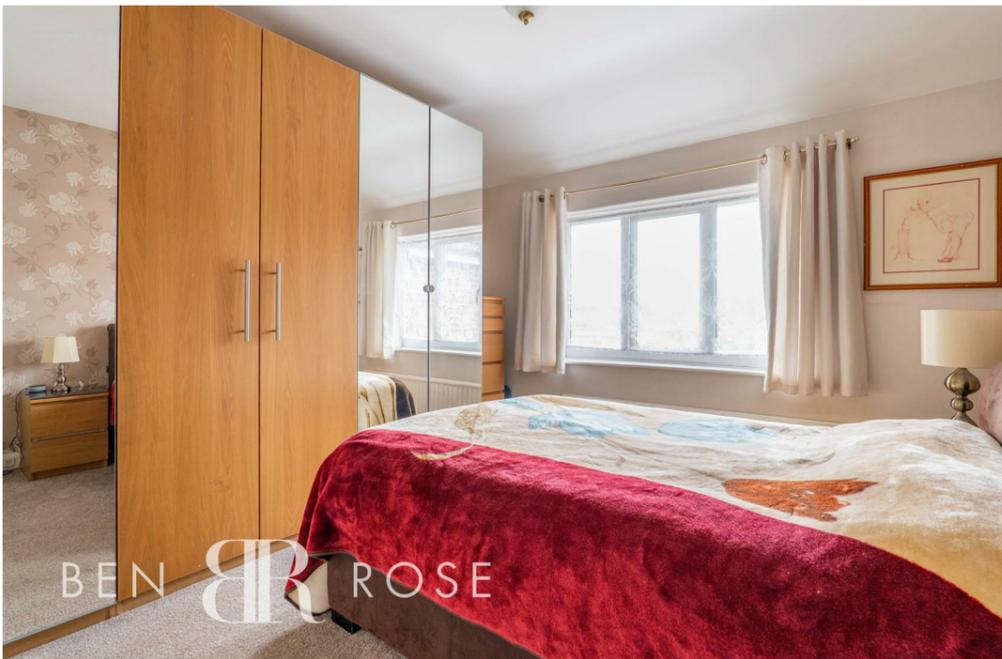










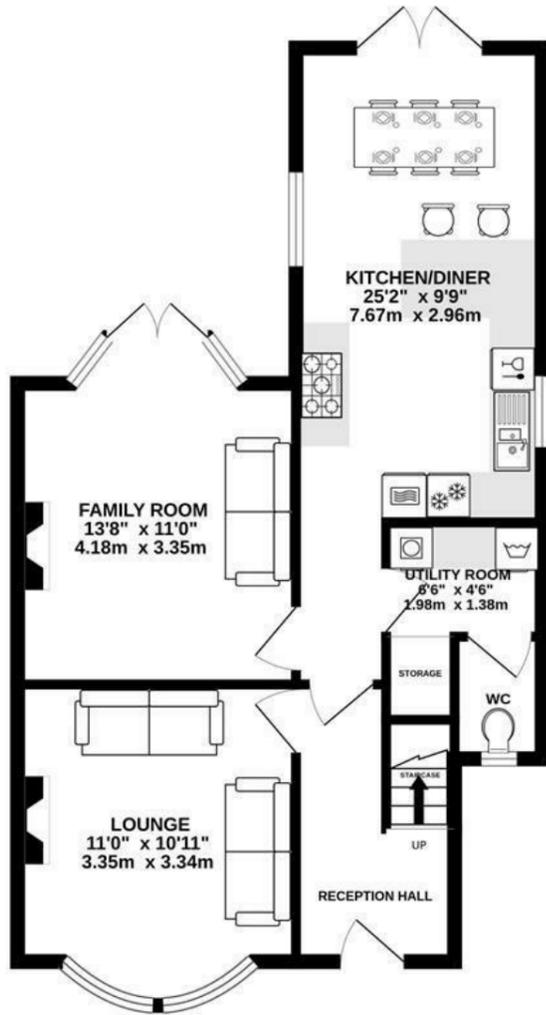




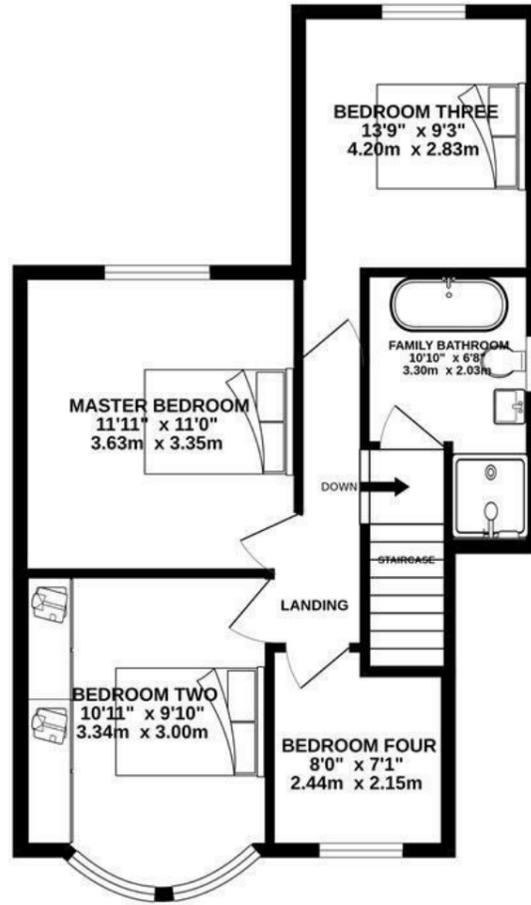




GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.

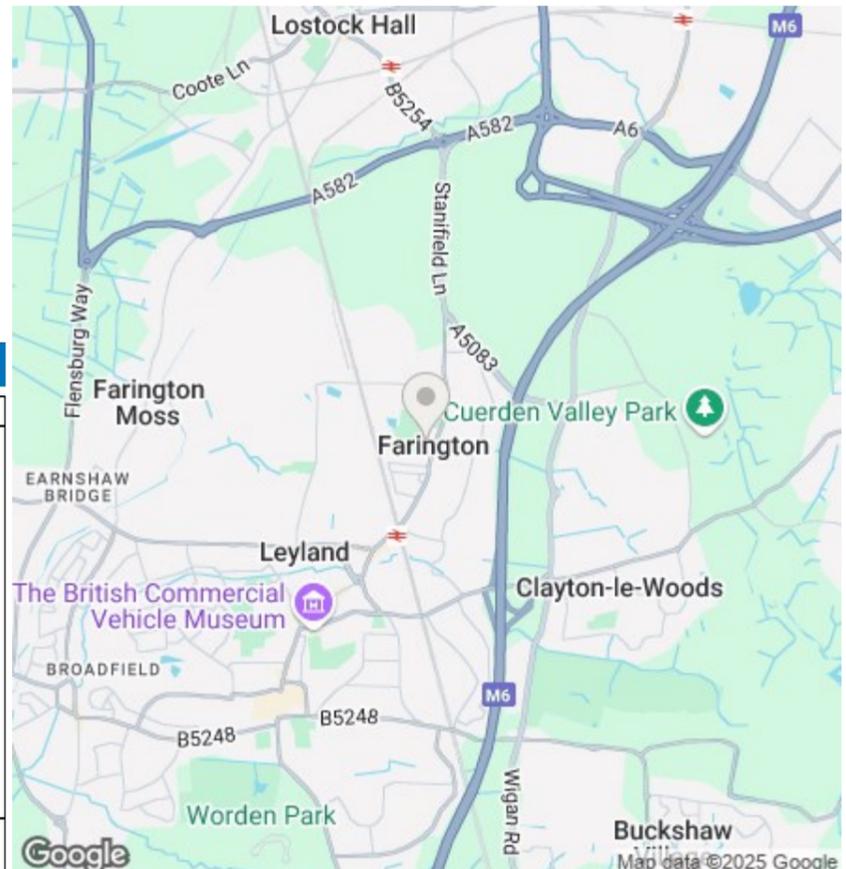


TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	81

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	