



East Street, Farington, Leyland

Offers Over £140,000

Ben Rose Estate Agents are delighted to bring to market this no-chain, three-bedroom mid-terrace property, ideally located in the heart of Leyland. This home would be perfect for a first-time buyer looking to get onto the property ladder. The property is situated close to Leyland town centre, offering superb access to local schools, shops, and amenities right on the doorstep. It also benefits from excellent travel links via the nearby Leyland train station, with direct routes to Manchester and Preston, as well as easy access to the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming entrance hall that leads into the spacious dining room, which features an open staircase to the upper level. This space flows seamlessly into the front lounge, complete with a central fireplace and a large window overlooking the front aspect, allowing plenty of natural light. Completing the ground floor is the modern kitchen, which offers ample storage, an integrated oven and hob, and additional space for freestanding appliances. A single door from the kitchen provides access to the rear garden.

To the first floor, you will find three well-proportioned bedrooms, along with a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property benefits from ample on-street parking to the front. To the rear is a generously sized garden, featuring a yard area that leads up to a spacious decking area, offering fantastic open views.

Viewing at your earliest convenience is highly recommended to avoid disappointment.







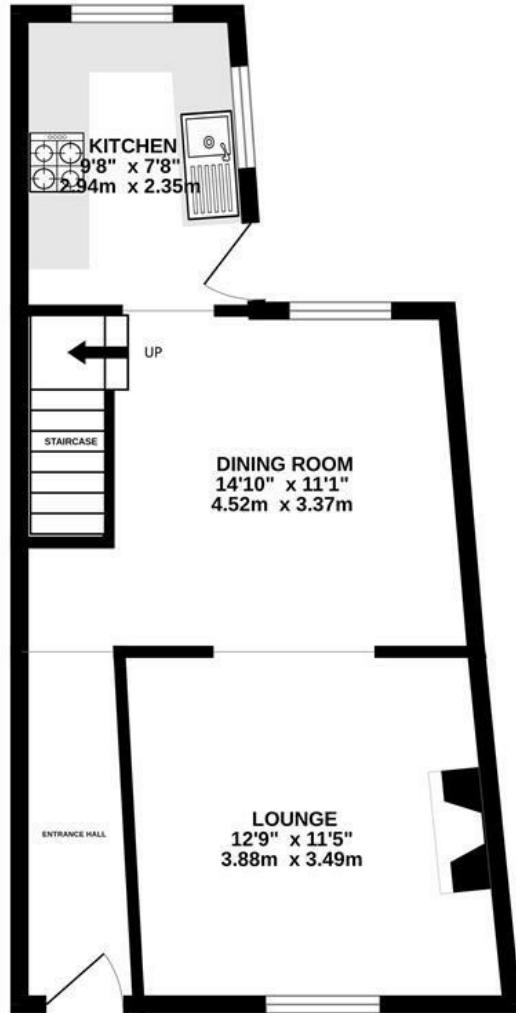




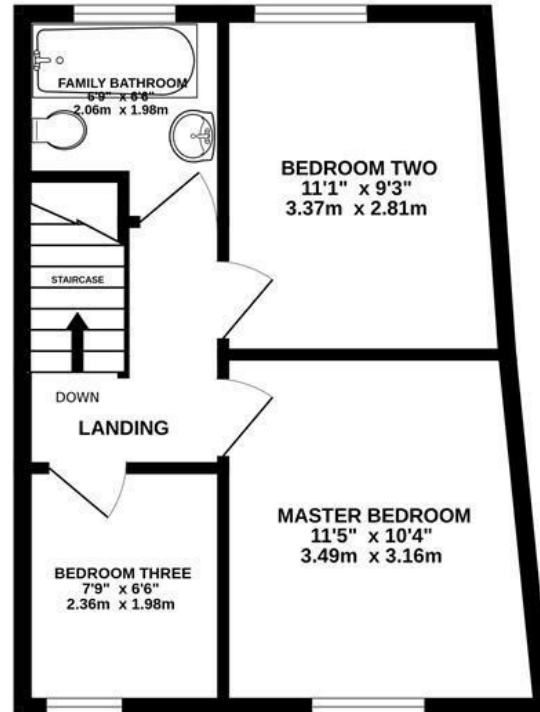


BEN ROSE

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

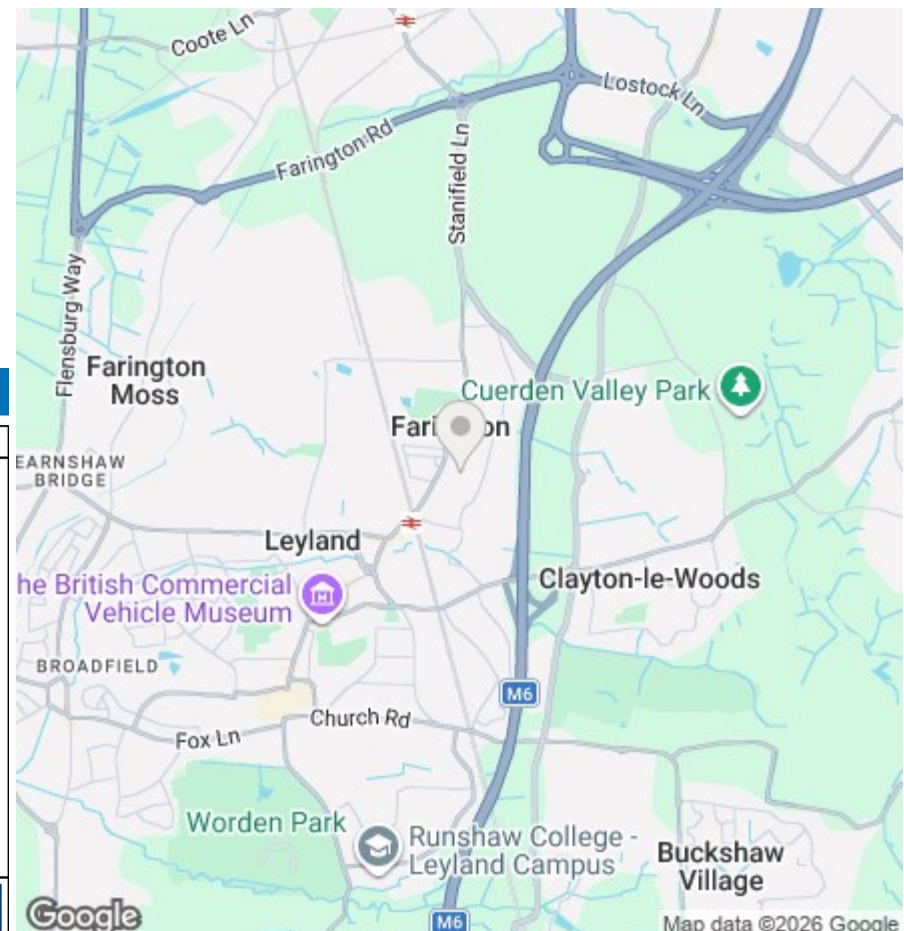


TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

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	

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	