



## Spring Croft, Farington, Leyland

O.I.R.O £270,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached dormer bungalow situated on a quiet cul-de-sac in the heart of Farington, Leyland. This would make the ideal family home boasting spacious and versatile spaces throughout. Nestled in a prime location, it offers proximity to local schools, shops, and amenities, while boasting excellent travel links via the nearby train station and the M6, M61 and M65 motorways. Immediate viewing is strongly advised to secure this inviting family home.

Internally upon entering, you're greeted by a porch leading to the reception hall. It's from the reception hall you'll find access to the majority of ground floor rooms. To the front is a spacious double bedroom, followed by the lounge featuring a large front-facing window and an electric fireplace. Continuing through, you'll find a convenient large under stair storage cupboard and access to the modern family bathroom, fitted with a corner shower. At the rear of the home lies the stunning open plan kitchen/dining room. The dining area accommodates a large family dining table and offers patio doors opening out into the landscaped rear garden. The modern kitchen features integrated appliances such as a hob, oven and dishwasher with additional access to the garden.

Ascending to the first floor, you'll find two spacious double bedrooms. The master bedroom benefits from a three-piece shower room, built-in wardrobe and side storage, while bedroom two has built-in storage. Eaves storage runs along both sides of the home with access from both bedrooms, providing additional storage space. A good-sized storage cupboard off the landing adds to the practicality of this delightful home.

Externally, the property features a good-sized south-facing rear garden, thoughtfully landscaped and not directly overlooked, offering a serene outdoor retreat. The garden comprises a lawn, patio, and decking area for outdoor seating, perfect for enjoying sunny days with family and friends. A single garage, equipped with a new door installed last year, provides secure parking or additional storage space. To the front, a large driveway accommodates up to 5 cars off-road, complemented by newly fenced boundaries, enhancing privacy and security.

This delightful home also benefits from double glazing installed in 2022, ensuring energy efficiency and sound insulation, making it a truly comfortable abode. Don't miss the opportunity to make this wonderful property your own.



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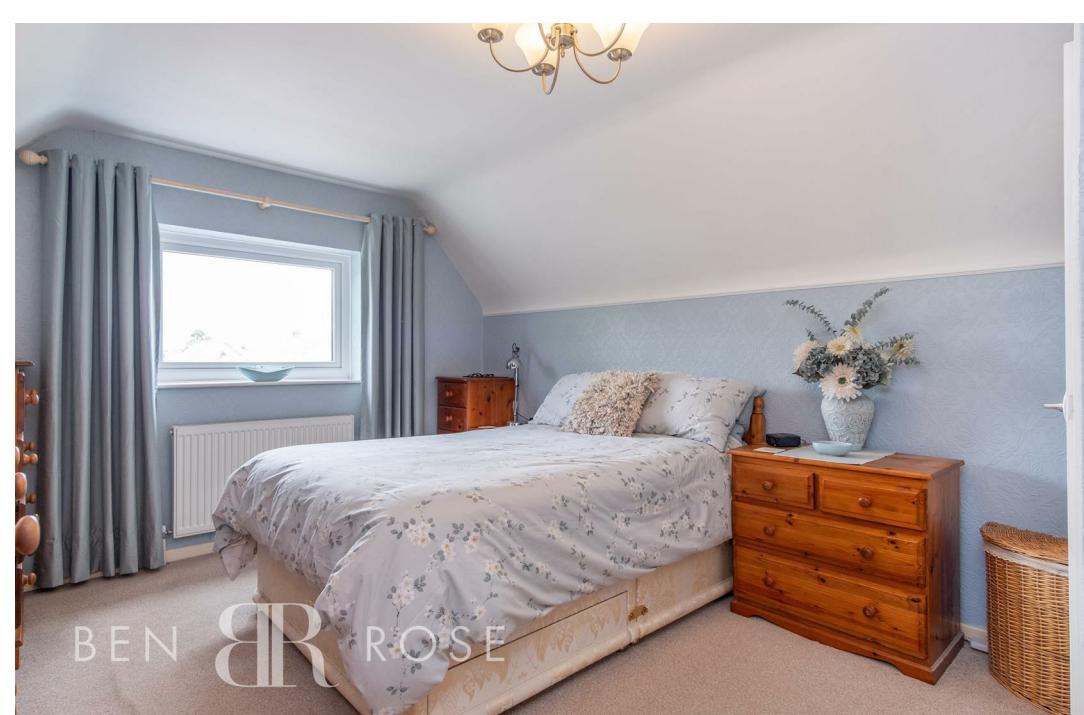












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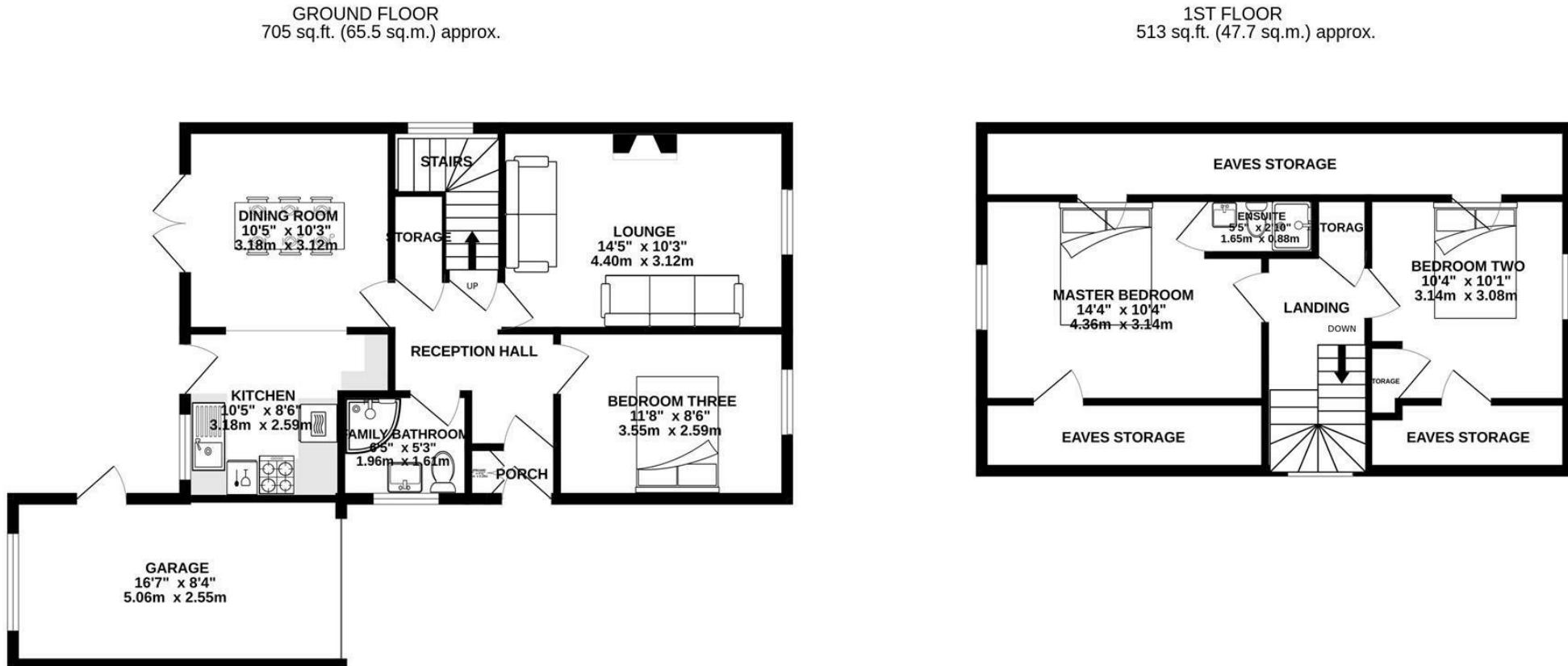


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TOTAL FLOOR AREA: 1218 sq.ft. (113.2 sq.m.) approx.

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

