BEN ROSE



Hayeswater Road, Farington, Leyland

Offers Over £215,000

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached family home, situated on a popular modern development in Leyland. Offering generously proportioned accommodation throughout, including an exceptionally large lounge, a well-sized kitchen diner and three good-sized bedrooms, this property provides plenty of room for growing families. Further benefits include an electric vehicle charging point and the advantage of being offered with no onward chain. The property is conveniently positioned for Leyland town centre, where buyers will find a range of shops, supermarkets, cafés and everyday amenities, alongside nearby schools and leisure facilities. Leyland railway station provides convenient connections towards Preston, Manchester and beyond, while regular bus services serve the surrounding areas. The nearby M6 and M61 motorways also offer excellent links for commuters, with Preston, Chorley and surrounding Lancashire towns all within easy reach.

Stepping inside, you are welcomed by a good-sized entrance hallway, which provides access to a convenient downstairs WC before leading through to the main living accommodation. The lounge is an exceptionally spacious reception room, offering plenty of flexibility for a range of furniture arrangements and ample space for the whole family to relax. The staircase to the first floor is positioned within the room, while useful additional storage can be found beneath the stairs. Continuing through the property, you will find the modern kitchen diner, fitted with a range of units providing good cupboard storage and worktop space. There is ample room for a dining table, creating a practical space for everyday family meals, while the outlook over the rear garden adds to the appeal of this sociable room.

Moving upstairs, the first-floor landing provides access to three bedrooms, the family bathroom and a useful storage cupboard. The master bedroom is particularly generous in size and benefits from built-in wardrobe storage, alongside a private en-suite shower room. Bedroom two is a good-sized single/double-sized room, suitable for a range of uses, while bedroom three offers a further single bedroom which could also be utilised as a nursery, child's room or home office. The floor is completed by a modern family bathroom, fitted with a contemporary suite.

Externally, the property benefits from a private driveway to the front, providing off-road parking for two vehicles, alongside a neat lawned area. An electric vehicle charging point is also installed, offering added convenience for EV owners. To the rear, there is a generously sized garden featuring a large paved patio area, ideal for outdoor seating and entertaining, with a lawn beyond providing plenty of space for children to play or for those looking to enjoy some outdoor space. Overall, this is a spacious family home in a popular residential development, offering well-proportioned accommodation, practical features and a good-sized garden. With the added benefit of no onward chain, it presents an excellent opportunity for buyers looking for a home with plenty of space and convenient access to Leyland's amenities and transport links.




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LIZ EARLE



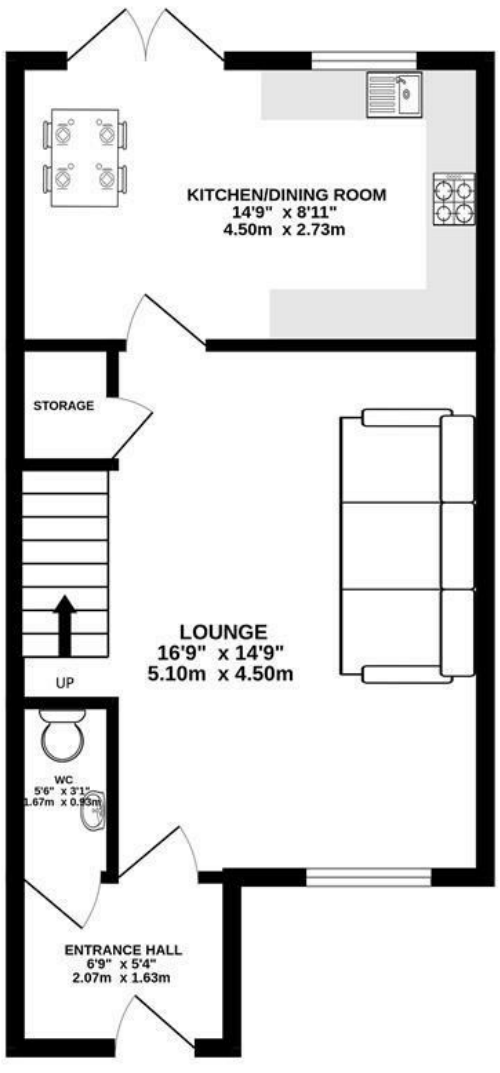




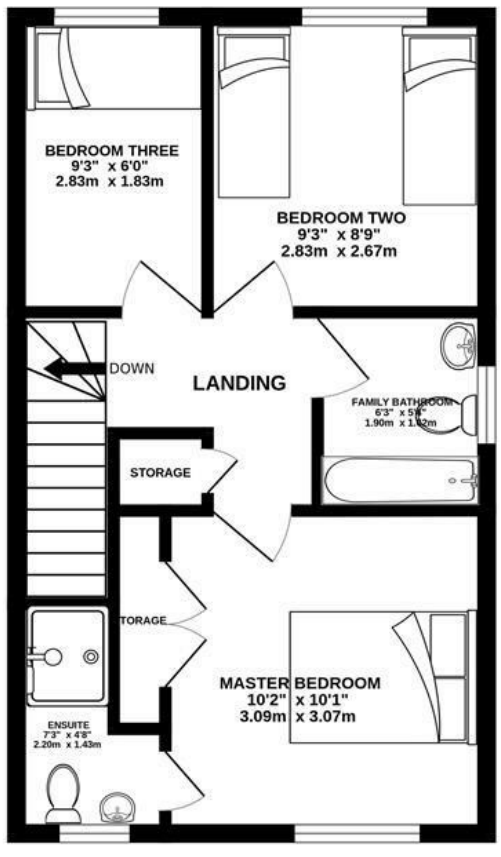


BEN ROSE

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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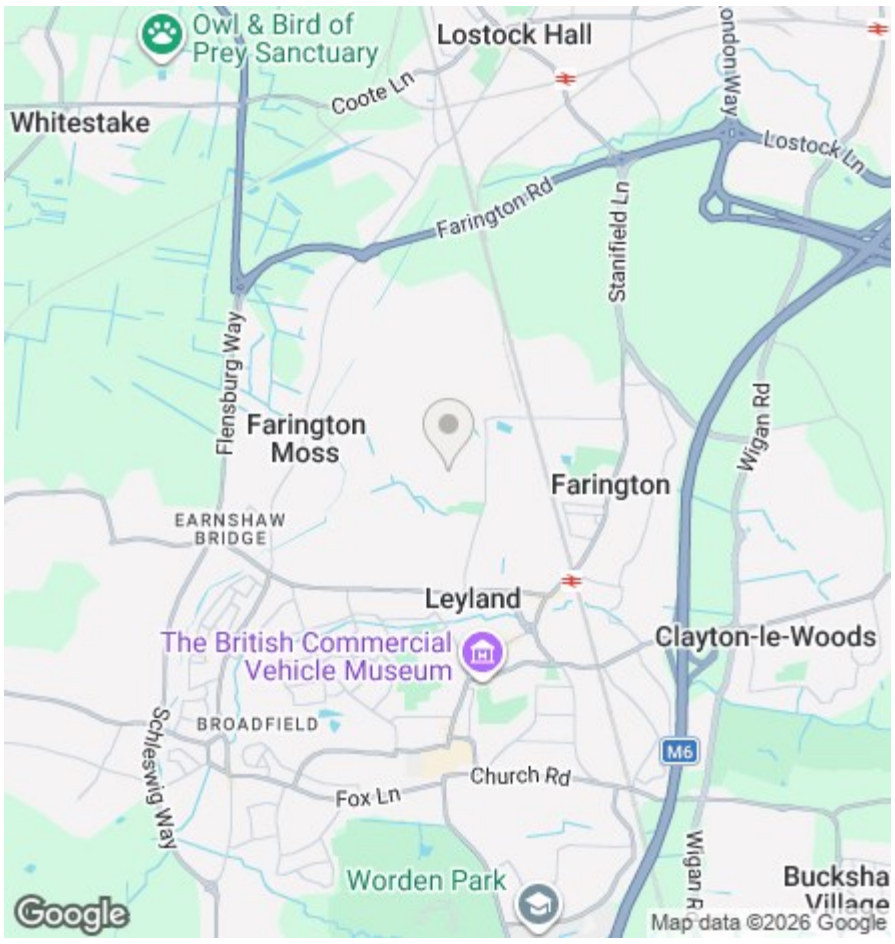
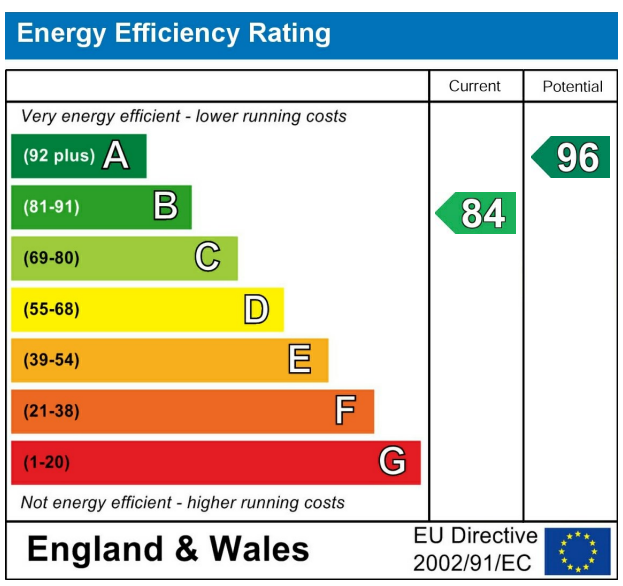
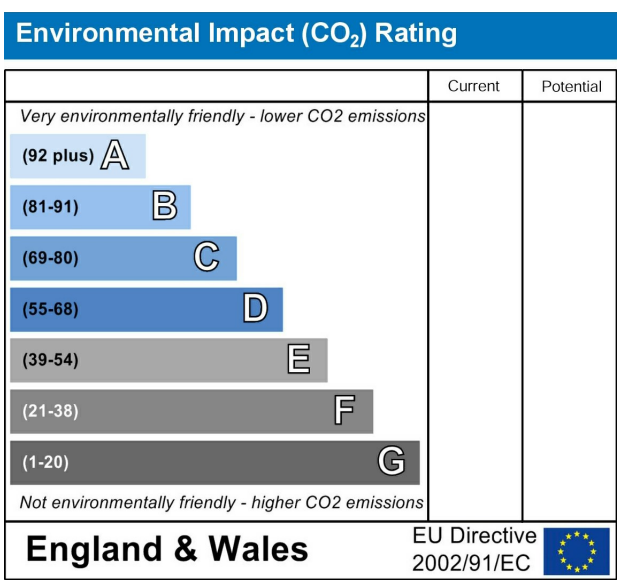
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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