



Orlon Road, Farington Moss, Leyland

Offers Over £290,000

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious and immaculately presented four-bedroom semi-detached property, situated in the highly sought-after area of Farington Moss, Leyland. Set over three floors, this ideal family home offers exceptional indoor and outdoor living space. As a modern new-build, it is equipped with contemporary amenities and is fully move-in ready. Conveniently located just a ten-minute drive from Leyland town centre, it benefits from excellent local schools, supermarkets, and amenities. Additionally, the home enjoys outstanding transport links via local bus routes and nearby motorways, including the M6, M61, and M65, ensuring easy commuting. Early viewing is highly recommended to avoid disappointment.

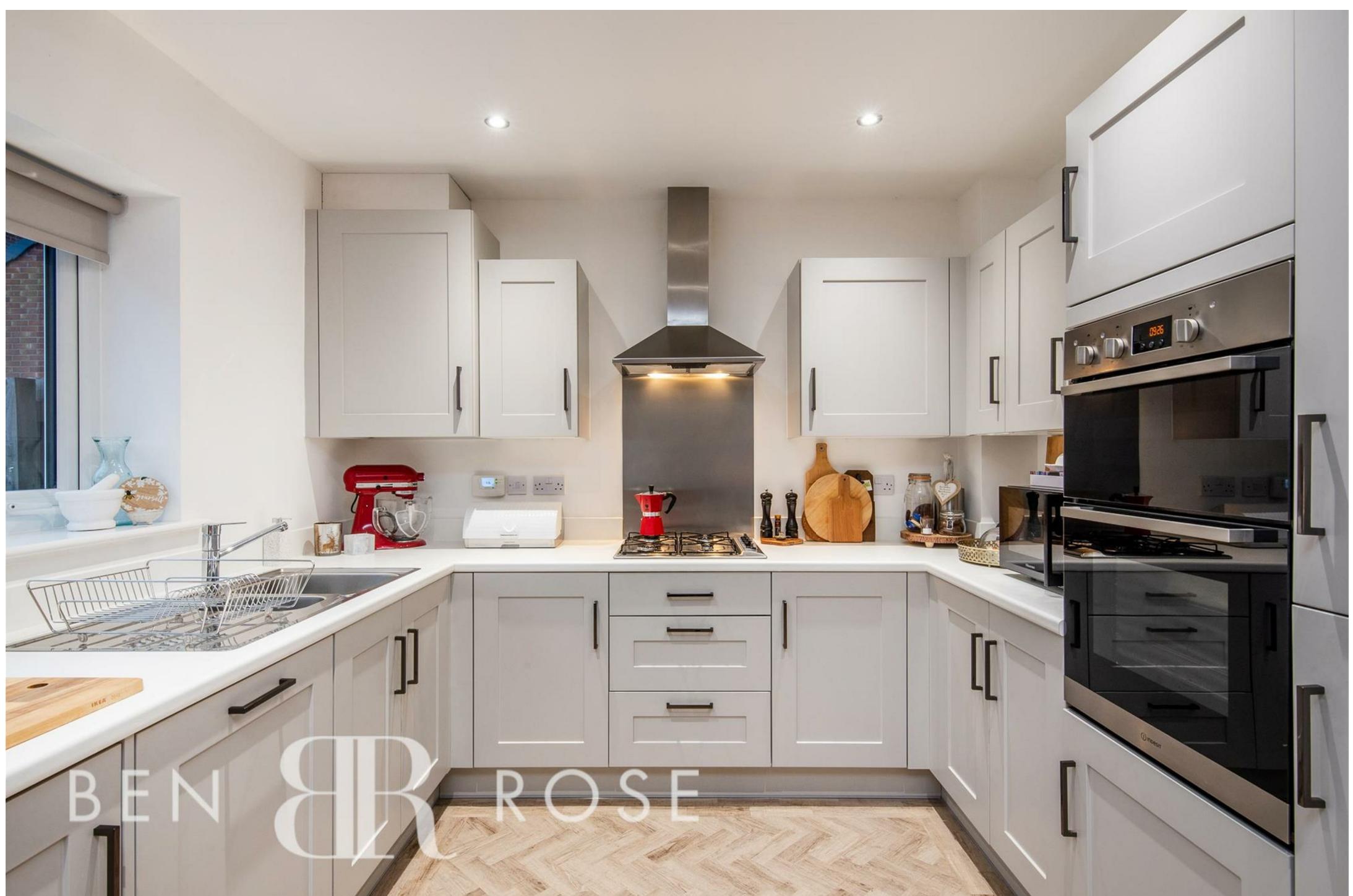
As you step inside, you are greeted by an inviting entrance hallway with a staircase leading to the upper floors. To the right, you'll find the spacious lounge, featuring an impressive media wall, a stylish electric fire, and a large window that overlooks the front aspect. Continuing through the property, you enter the open-plan kitchen/diner, which offers access to the rear garden via double patio doors. This stunning space is fitted with modern cabinetry and boasts integrated appliances, including a fridge, freezer, oven, hob, dishwasher, and washer/dryer. There is ample room for a family dining table, making it the perfect setting for gatherings. Completing the ground floor is a convenient WC, located off the hallway.

On the first floor, there are three well-proportioned bedrooms, with the second bedroom benefiting from an ensuite shower room. The three-piece family bathroom is also located on this level.

Ascending to the top floor, you'll find the generously sized master suite, which boasts bespoke fitted wardrobes and a private ensuite shower room.

Externally, the property offers excellent amenities. To the front, there is a private driveway providing off-road parking for up to three vehicles, along with an electric car charging point. The driveway leads to a detached single garage, equipped with power and additional storage in the eaves. To the rear, the privately landscaped, L-shaped garden provides a serene and secure outdoor retreat. This space includes a well-maintained lawn, flagged patio areas, and a well-sheltered gazebo, all enclosed by tall fencing for added privacy.

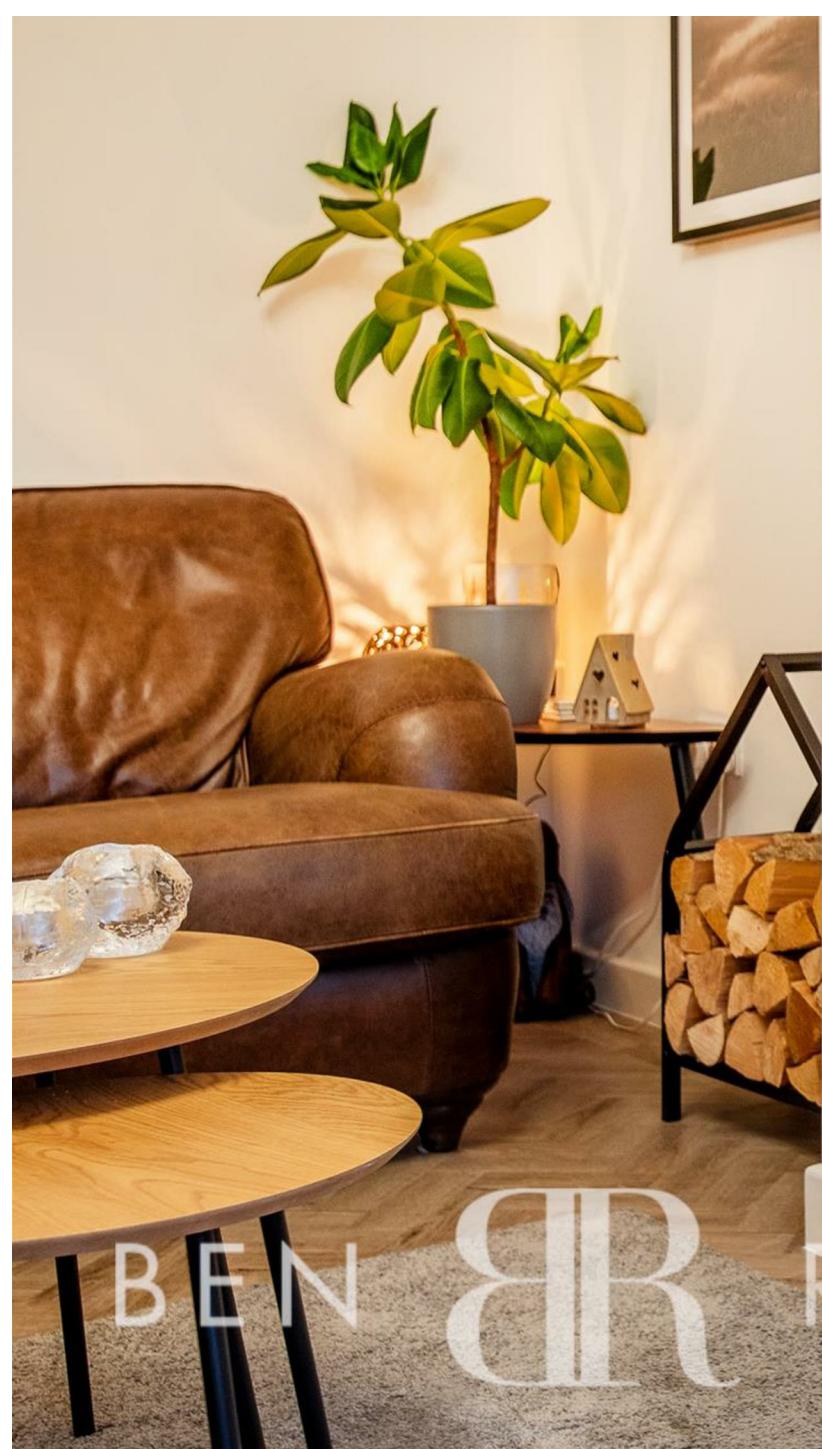
Additional highlights of this property include upgraded flooring and carpets throughout, bespoke storage solutions, and heated towel rails in all bathrooms, further enhancing its modern appeal. This home perfectly combines comfort, style, and practicality, making it an ideal choice for any family.



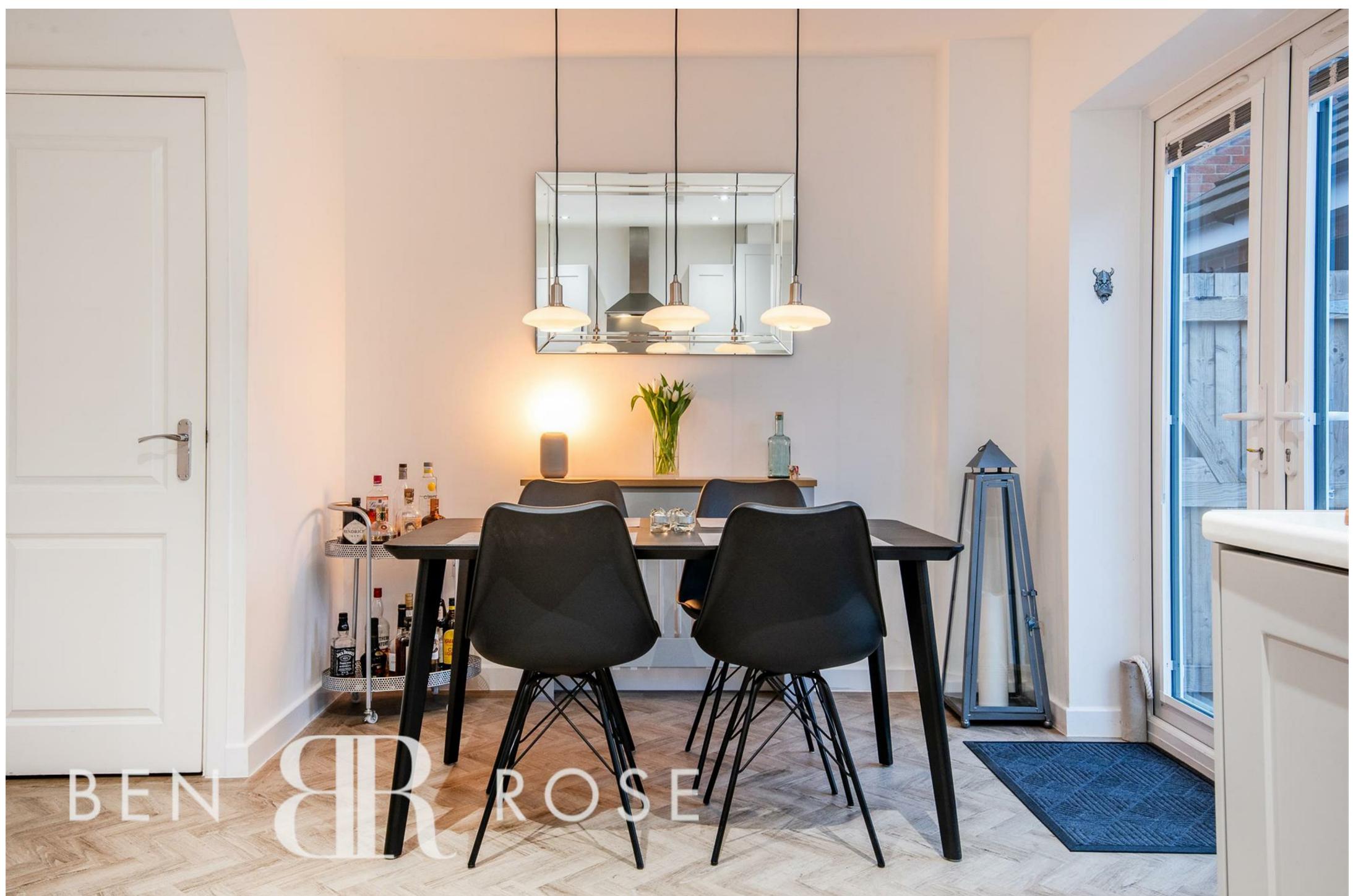


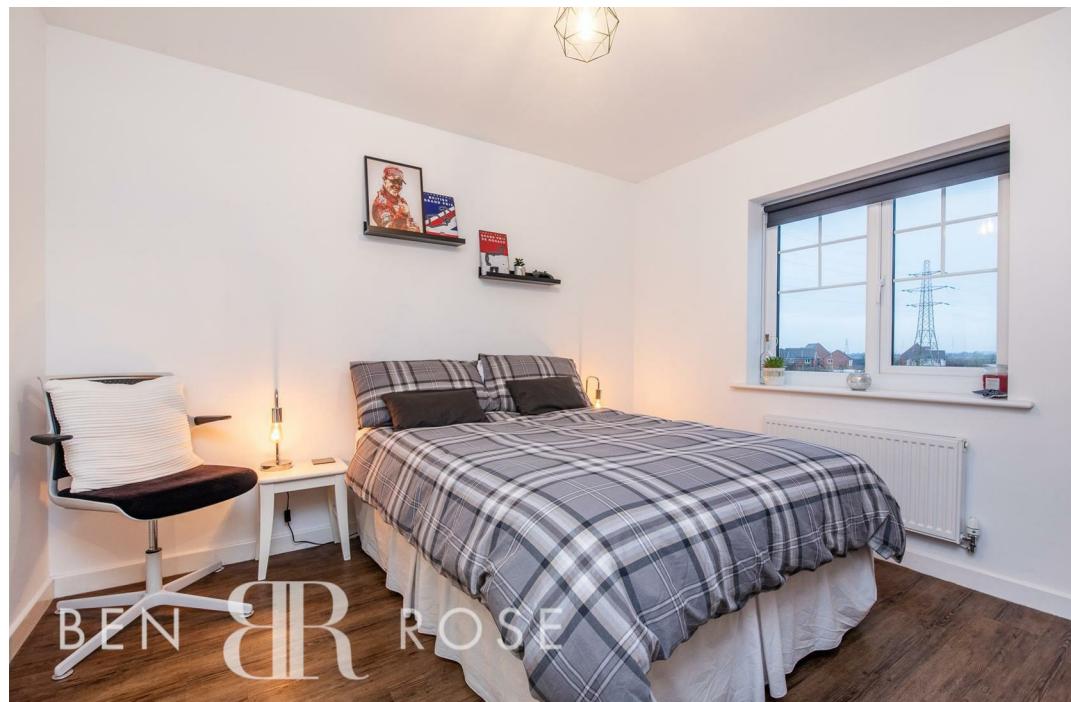


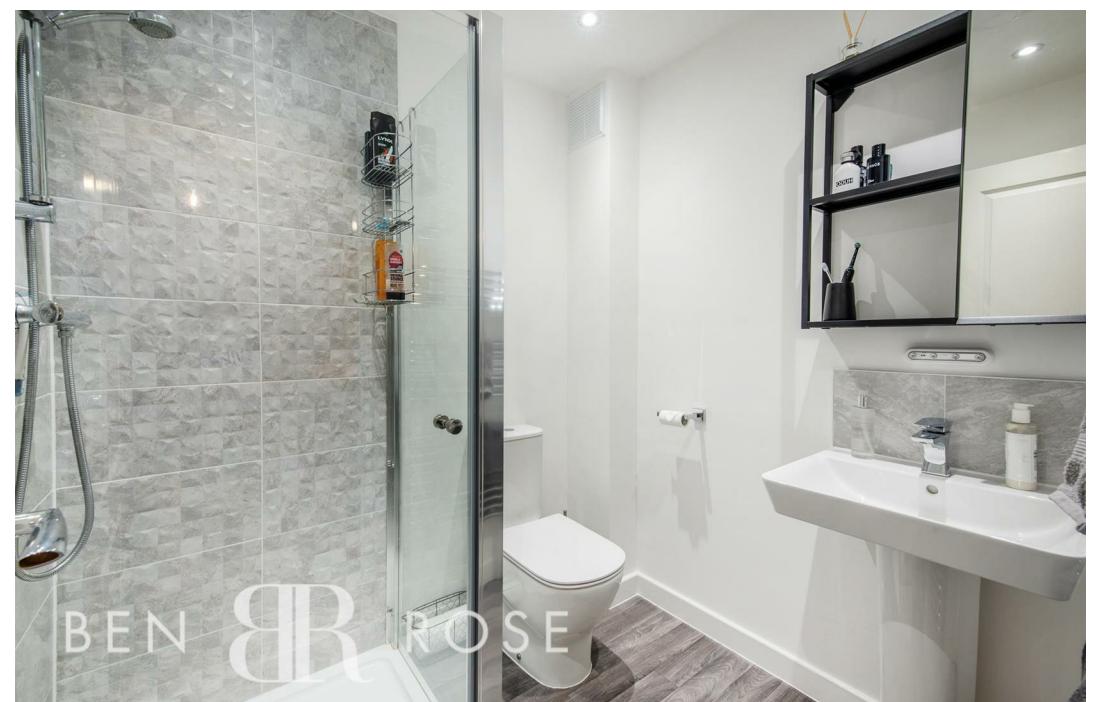
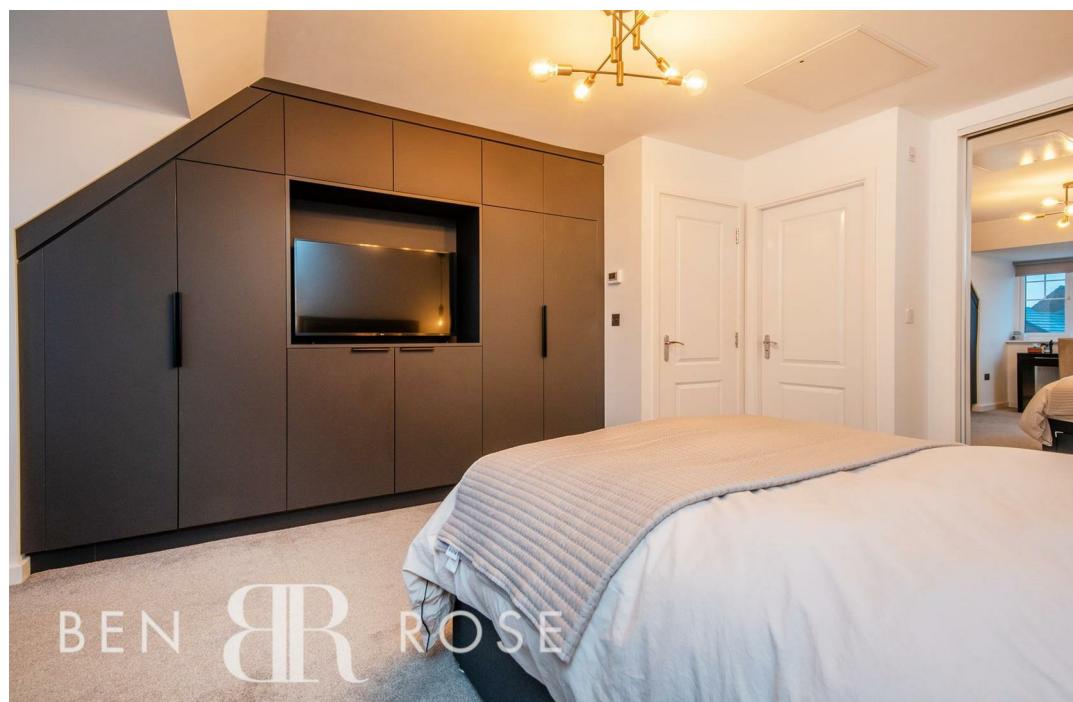
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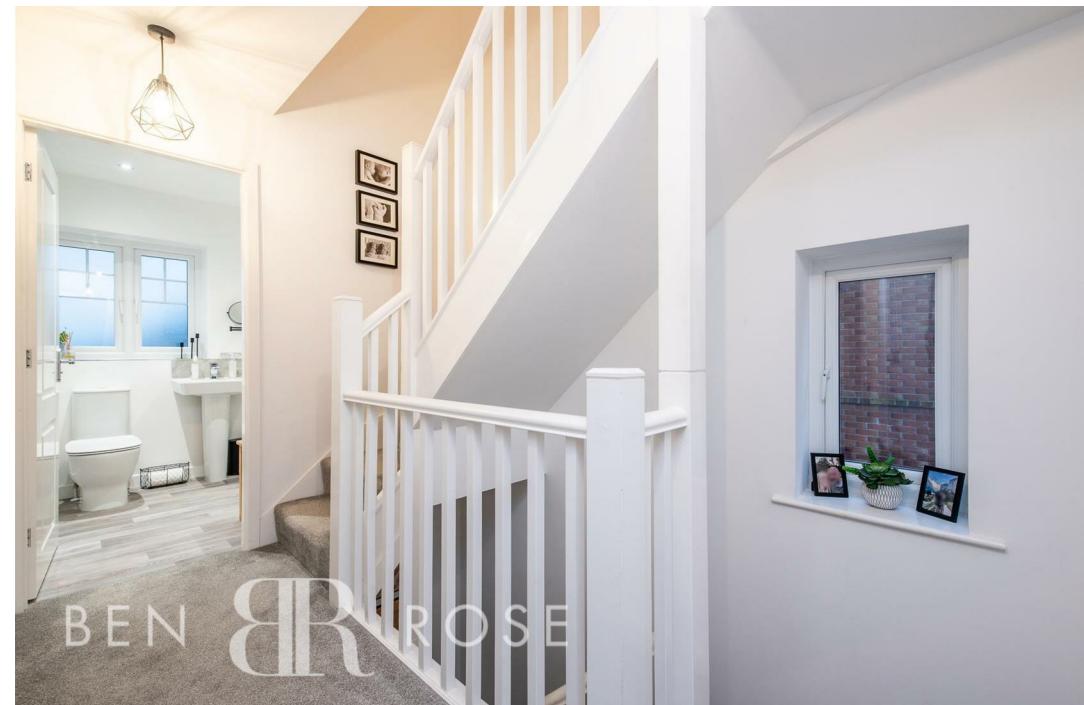




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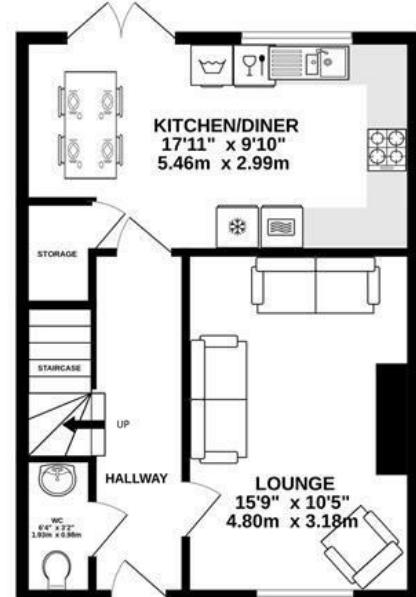
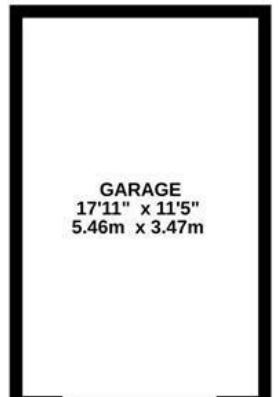


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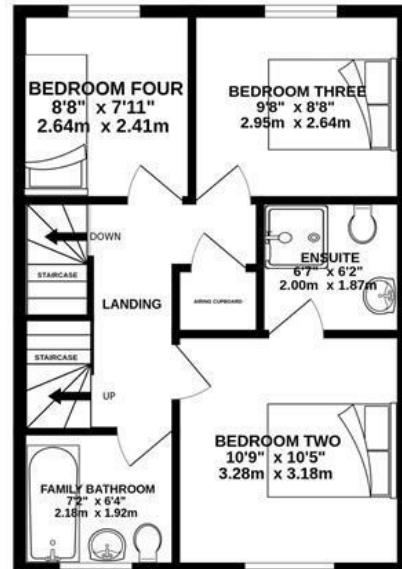


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GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94
(81-91)	B	85
(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		
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