



## Grasmere Avenue, Farington, Leyland

**£220,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property, located in a quiet and sought-after residential area of Farington, Leyland. This spacious home is ideal for families, offering versatile living spaces throughout. Conveniently situated within walking distance of Leyland town centre, the property benefits from excellent local amenities, including schools, supermarkets, and recreational facilities. Travel is made easy with Leyland Train Station just a short distance away, along with nearby access to the M6 and M61 motorways, making this an ideal location for commuters.

Stepping into the property, you will find yourself in the central entrance hallway, where a convenient WC is located, along with the staircase to the upper level. To the left, you will find the spacious lounge, which benefits from dual-aspect windows to the front and side, allowing plenty of natural light to flood the room. Moving across the hallway, you will enter the open-plan kitchen/diner, which also boasts dual-aspect windows. The kitchen offers generous storage and includes integrated appliances such as a fridge freezer, oven, hob, and dishwasher. The dining area provides ample space for a large family dining table, with double patio doors opening onto the rear garden. Just off the kitchen is a convenient utility room, offering additional storage and space for freestanding appliances, along with access to useful under-stairs storage.

Moving upstairs, you will find three well-proportioned bedrooms. The master bedroom features integrated storage and a three-piece en-suite shower room. The third bedroom benefits from bespoke fitted storage and desk space, making it ideal as a dressing room or home office.

Externally, the property benefits from a private driveway to the rear, providing off-road parking for two vehicles. The rear garden is generously sized and perfectly positioned to enjoy sunshine throughout the day, comprising a lawn, flagged and stone patio areas, and a convenient storage shed.

Early viewing is highly recommended to avoid potential disappointment.





































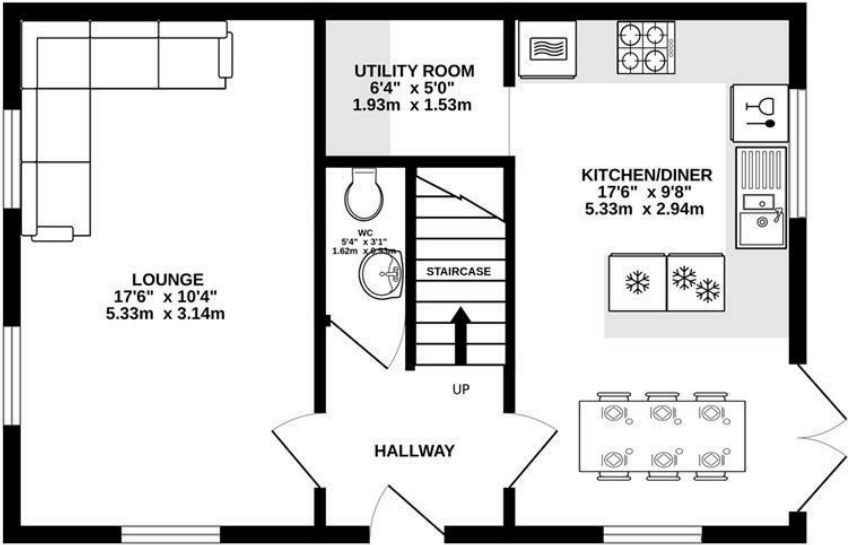




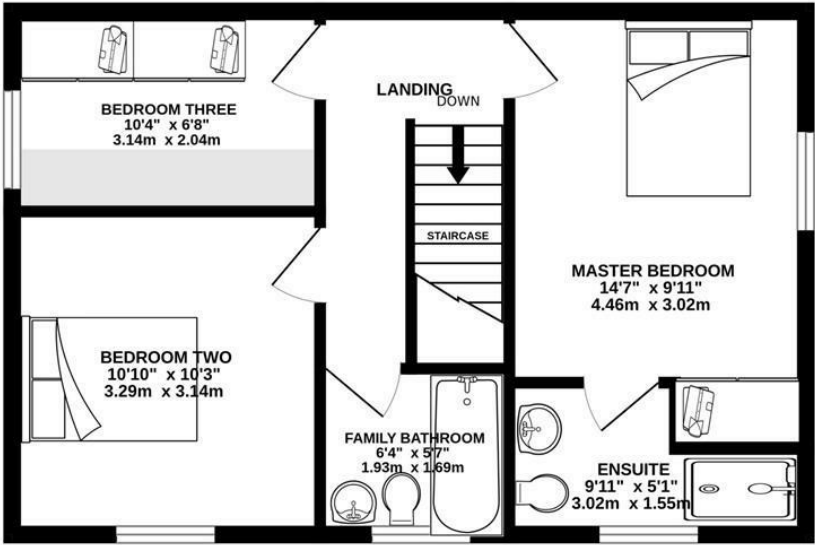


# BEN ROSE

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.




1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>84</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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		