



East Street, Farington, Leyland

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this cosy three-bedroom terraced property in the sought-after village of Farington. This would be an ideal home for a first-time buyer looking to get onto the property ladder. The property is situated near to the town of Leyland and is surrounded by superb local schools, shops and amenities, with fantastic travel links via the nearby Leyland train station and M6 and M61 motorways. Farington Park is also located just five minutes' walk away. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises a welcoming entrance hall that leads directly into the spacious lounge. The lounge receives ample light from the front and offers a feature fireplace and convenient integrated storage cupboard. Moving towards the rear of the property, you will find the open-plan kitchen/dining room. The kitchen boasts modern wall and base units, an integrated oven/hob, a beautiful Velux skylight and double patio doors leading out to the yard. The dining area offers ample space for a large family dining table and provides access to the under-stairs storage.

Moving upstairs, you'll discover three good-sized bedrooms, with the master bedroom and second bedroom being large enough to comfortably fit double beds. The three-piece family bathroom with an over-the-bath shower completes the first floor.

The property has benefited from a comprehensive range of improvements throughout, including a lead-free water supply with a separate stop tap located outside at the rear. The gas supply has been upgraded with all-new pipework to both the boiler and cooker, while the central heating system has been replaced throughout. The property has also been fully rewired, providing a modern electrical installation.

Further improvements include a completely new floor, insulated underneath and double damp-proofed before being finished with a concrete screed. The property also benefits from new carpets throughout, adding to the fresh and comfortable feel of the accommodation.

Externally, there is space for on-road parking at the front of the property, while the rear features a good-sized yard that is paved throughout for easy maintenance, along with an additional parking space. The yard also benefits from an outside tap, outside light and outside power point.

There is also an area to the rear which is currently unadopted and could potentially be used for additional parking, garden space or other purposes, subject to any necessary permissions and ownership rights. Some neighbouring properties have already claimed and fenced off sections of this area.

Overall, this well-presented three-bedroom home offers spacious accommodation, a range of significant recent improvements and excellent outdoor facilities, making it an ideal opportunity for a first-time buyer or anyone looking for a conveniently located home close to Leyland and excellent transport links.













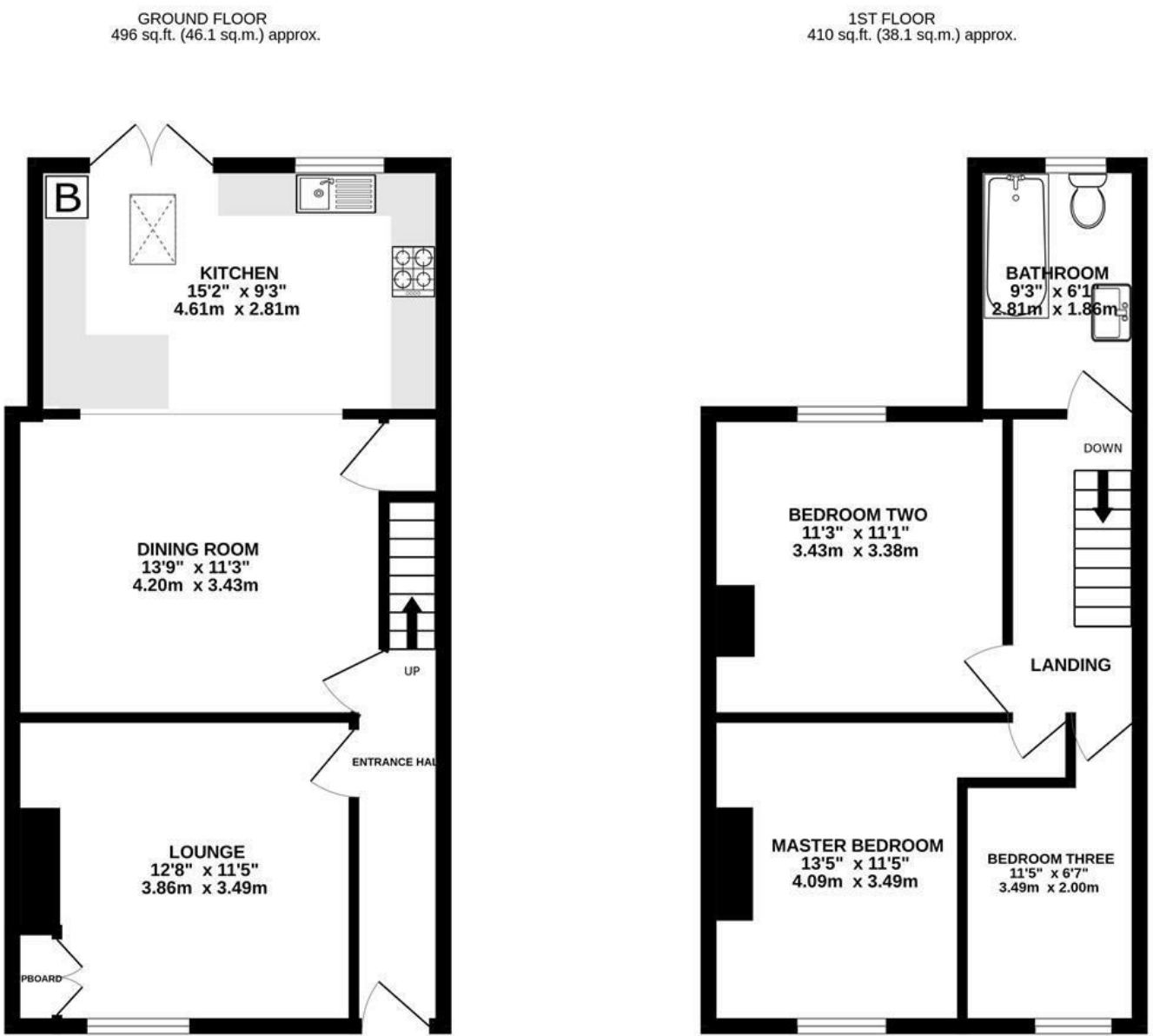








BEN ROSE



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

