



Foden Close, Farington, Leyland

Offers Over £270,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached property, situated on a quiet cul-de-sac in the popular area of Farington, Leyland. This ideal family home offers generous indoor and outdoor living space throughout. The property is conveniently located close to a wide range of local amenities and is just a short drive from Leyland town centre, with excellent commuting links available including the nearby M6 motorway.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the right, you will enter the spacious lounge which features a stylish illuminated media wall and a large window overlooking the front aspect. Continuing through, you will enter the open plan kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances including fridge, freezer, oven and hob, along with a convenient breakfast bar. The dining area provides plenty of space for a large family dining table, while the recently installed utility area offers additional storage and space for freestanding appliances. Double patio doors lead from the kitchen/diner out to the rear garden. Completing the ground floor is a convenient WC accessed from the entrance hallway.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room. The modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home includes a private driveway to the front providing off-road parking for two vehicles, along with a convenient EV charging point. Here you will also find the detached garage, accessed via an up-and-over door and equipped with power and lighting.

To the rear is a generously sized garden featuring a lawn, wrap-around patio area, and a useful storage shed - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.









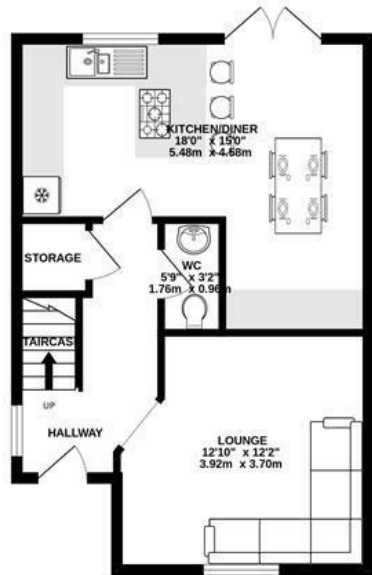
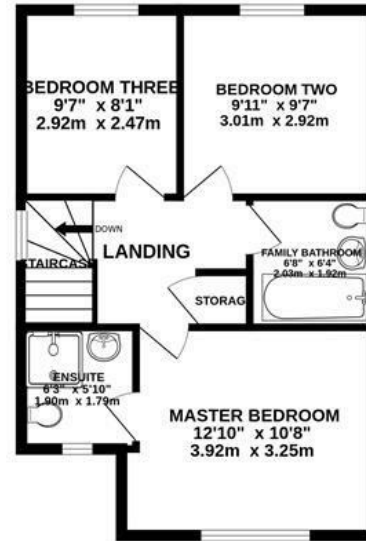




BEN ROSE

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.

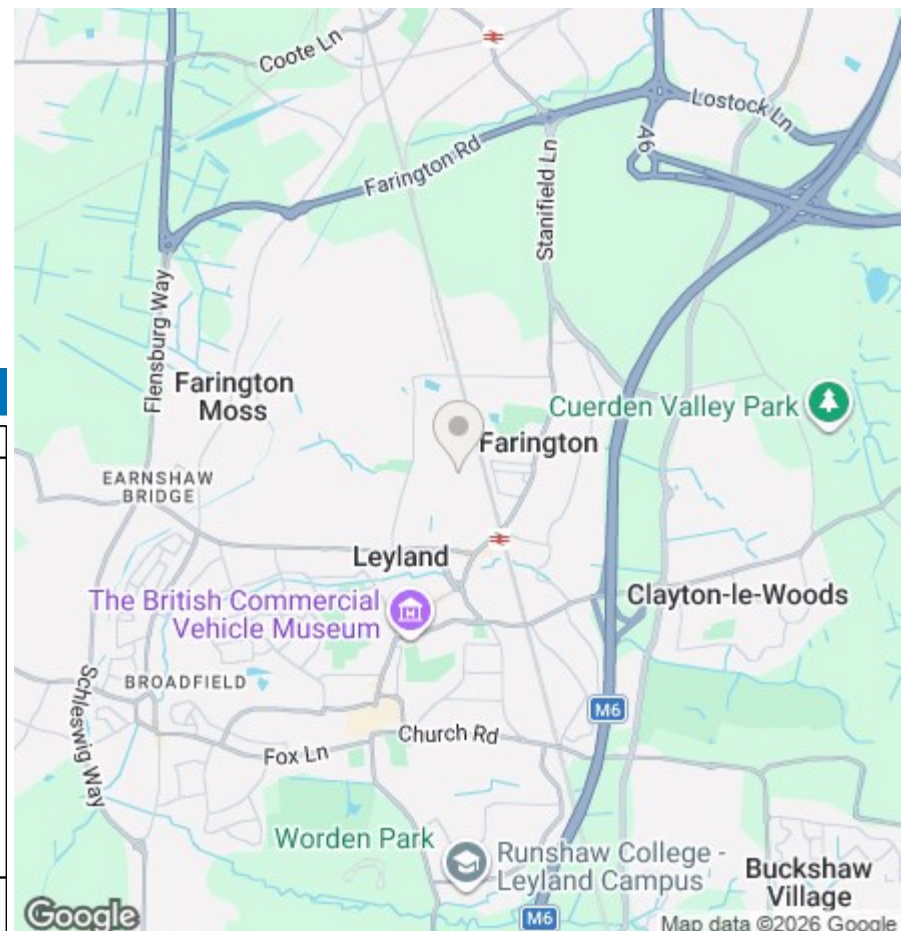


TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.

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 | | 95 |
| (81-91) B | 84 | |
| (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 | | |
| England & Wales | EU Directive 2002/91/EC | |