BEN ROSE

Goldcrest Avenue, Farington Moss, Leyland £275,000

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached home, set over three floors and situated on the popular Farington Mews development in Leyland, Lancashire. Perfectly suited to couples or families, the property offers modern and comfortable living space, all within close proximity to excellent local schools, shops, and amenities. The home also benefits from superb travel links, with easy access to the M6 and M61 motorways, providing convenient routes to major North West towns and cities, while still enjoying the charm of the surrounding Lancashire countryside.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the left, you will find the spacious lounge, which features a beautiful bay window overlooking the front aspect, allowing plenty of natural light to fill the room. From here, you move through to the bright and generously sized kitchen/diner, fitted with stylish wall and base units offering ample storage, along with a full range of integrated appliances including a fridge, freezer, oven, hob, washing machine, and dishwasher. The dining area provides space for a family dining table, with double patio doors leading out to the rear garden. Just off this space is a convenient downstairs W.C. as well as additional understairs storage.

To the first floor, you will find two well-proportioned bedrooms and a modern three-piece family bathroom featuring an over-the-bath shower. A versatile office space also sits on this level and provides access to the staircase leading to the second floor.

On the second floor is the spacious master suite, which benefits from fitted storage, convenient eaves storage, and a private en-suite shower room.

Externally, the property boasts a well-maintained and generously sized rear garden, featuring a lawn and an extended patio area, creating the perfect space for relaxing or entertaining. To front of the property is a private driveway providing off-road parking for two vehicles, with convenient EV charging point.

Early viewing is highly recommended to avoid disappointment.

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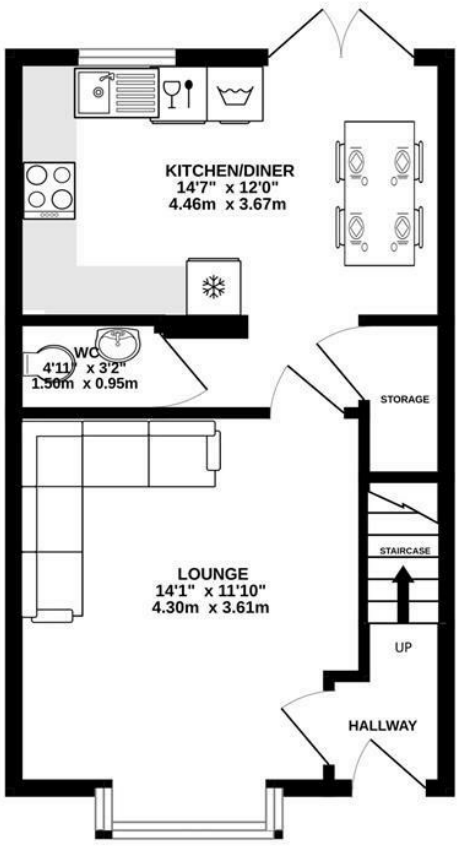
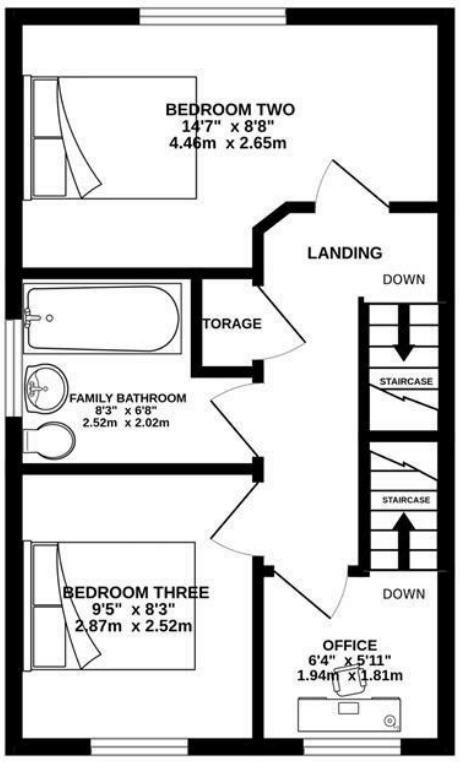
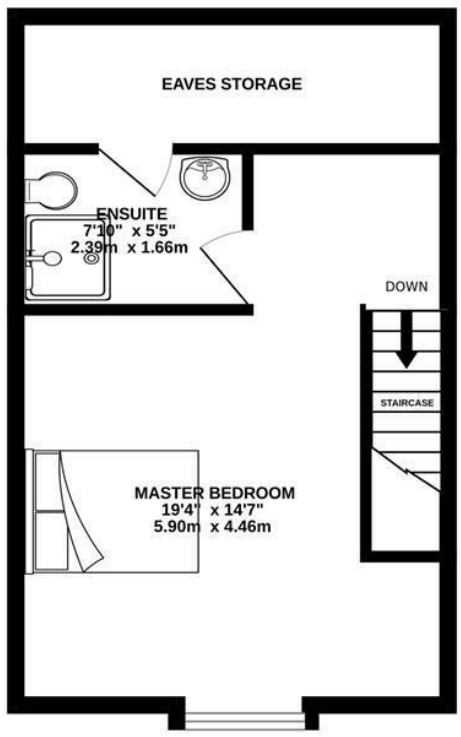
GROUND FLOOR
368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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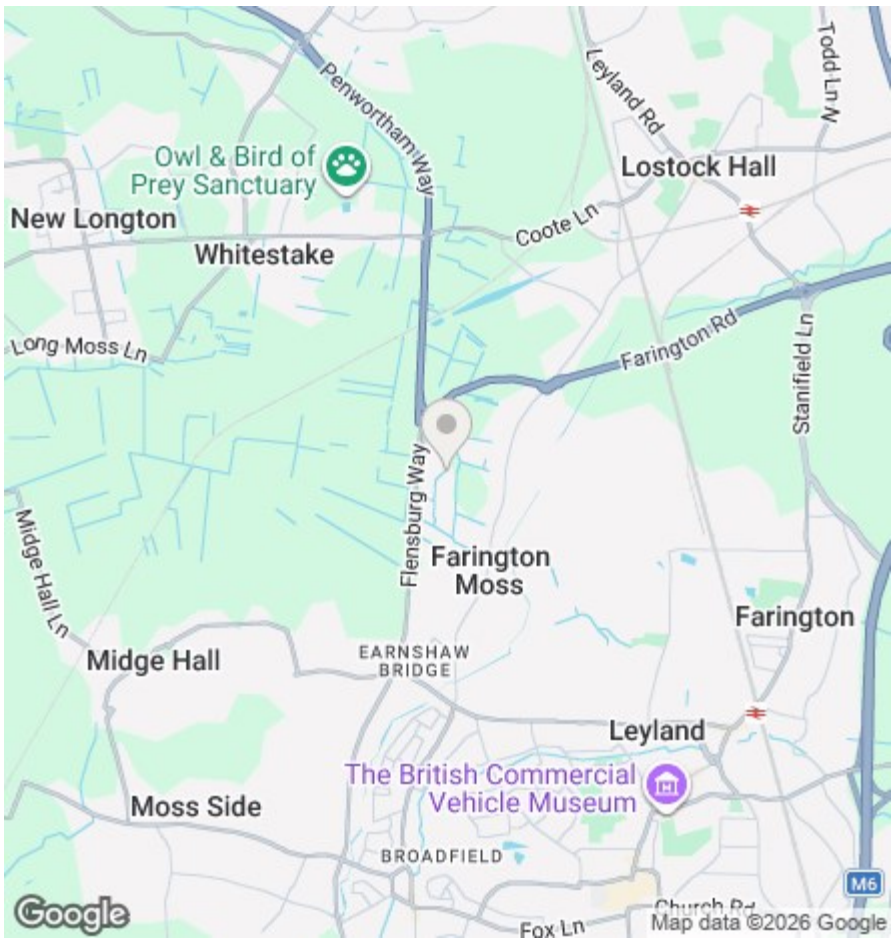
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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		
(81-91) B	85	95
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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