



**Bristol Avenue, Farington, Leyland**

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached property situated in the sought-after area of Farington, Leyland. Ideal for first time buyers, this lovely home offers spacious accommodation throughout with a warm and inviting feel, perfectly suited to modern day living. Positioned within easy reach of Leyland town centre, the property benefits from a wide range of nearby amenities including supermarkets, shops, cafés, and well-regarded schools. Excellent travel links can be found close by with regular bus routes, nearby train stations at Leyland and Lostock Hall, as well as convenient access to the M6, M61 and M65 motorways, making commuting towards Preston, Chorley and Manchester simple and convenient.

Upon entering the home, you are welcomed into an entrance hall which leads through into the spacious front lounge. This comfortable living space features a charming fireplace, creating a cosy focal point, whilst also benefiting from useful under stair storage. The lounge flows openly into the dining room located to the rear of the property, offering an excellent space for both everyday dining and entertaining guests. Sliding doors provide direct access out to the rear garden, allowing plenty of natural light into the room. Just off the dining area is the kitchen, offering practical workspace and storage with views over the garden.

To the first floor, the property continues to impress with two generously sized double bedrooms. The master bedroom benefits from fitted wardrobes, providing excellent built-in storage, whilst the second bedroom is also a spacious double, making it ideal for guests, a home office or growing families. Completing the first floor is a modern shower room fitted with contemporary fixtures and fittings.

Externally, the property offers a driveway to the front with parking for one vehicle in front of the gate, alongside an additional parking space through the gate leading to the single garage positioned at the rear. The rear garden is a particular highlight, featuring a lovely lawn surrounded by planting and established borders, creating a private and relaxing outdoor space. There is also a pleasant seating area situated behind the garage, ideal for enjoying the warmer months. This is a wonderful opportunity to purchase a well-presented home in a popular residential location, perfectly suited to first time buyers looking to step onto the property ladder.

















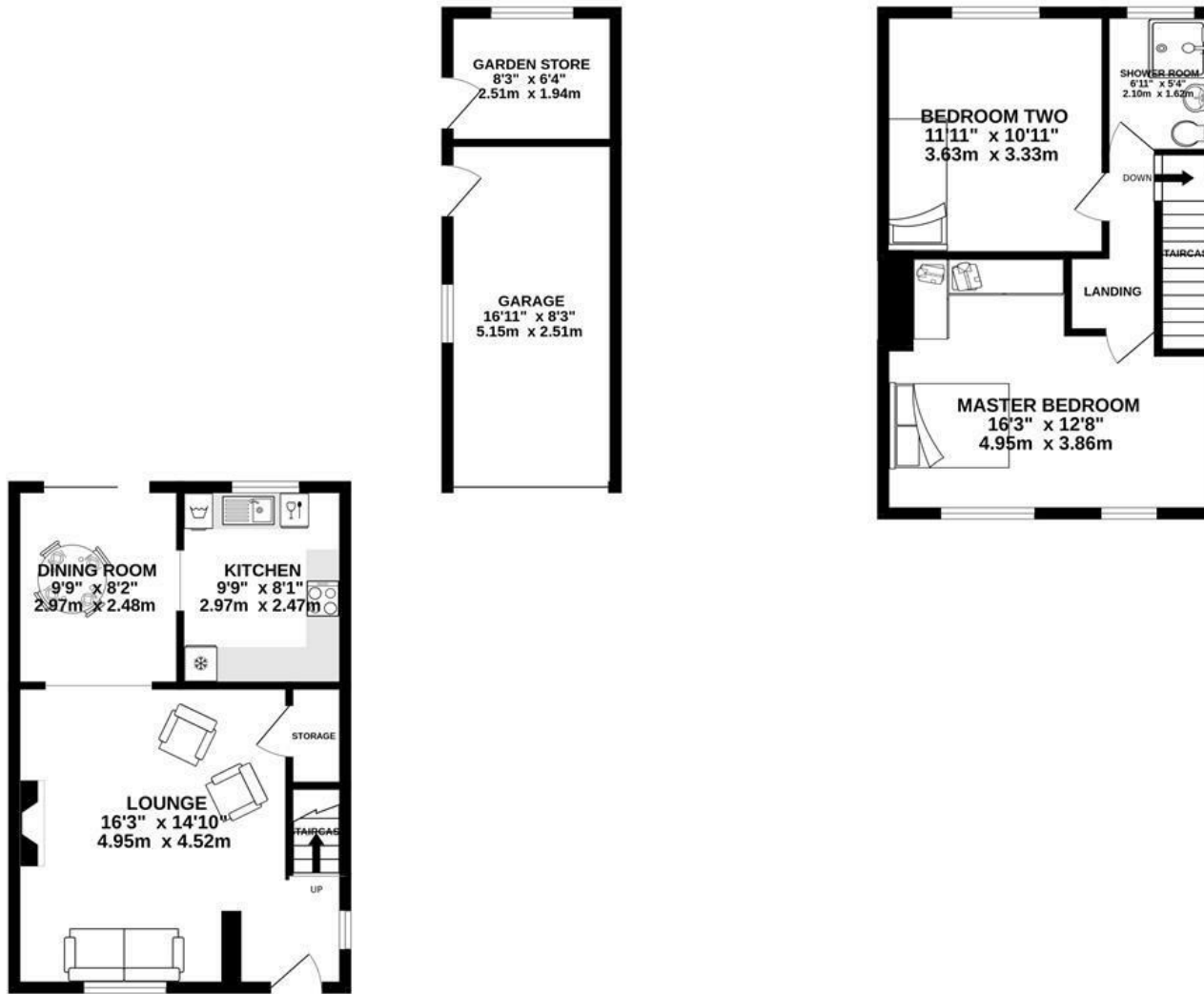




# BEN ROSE

GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

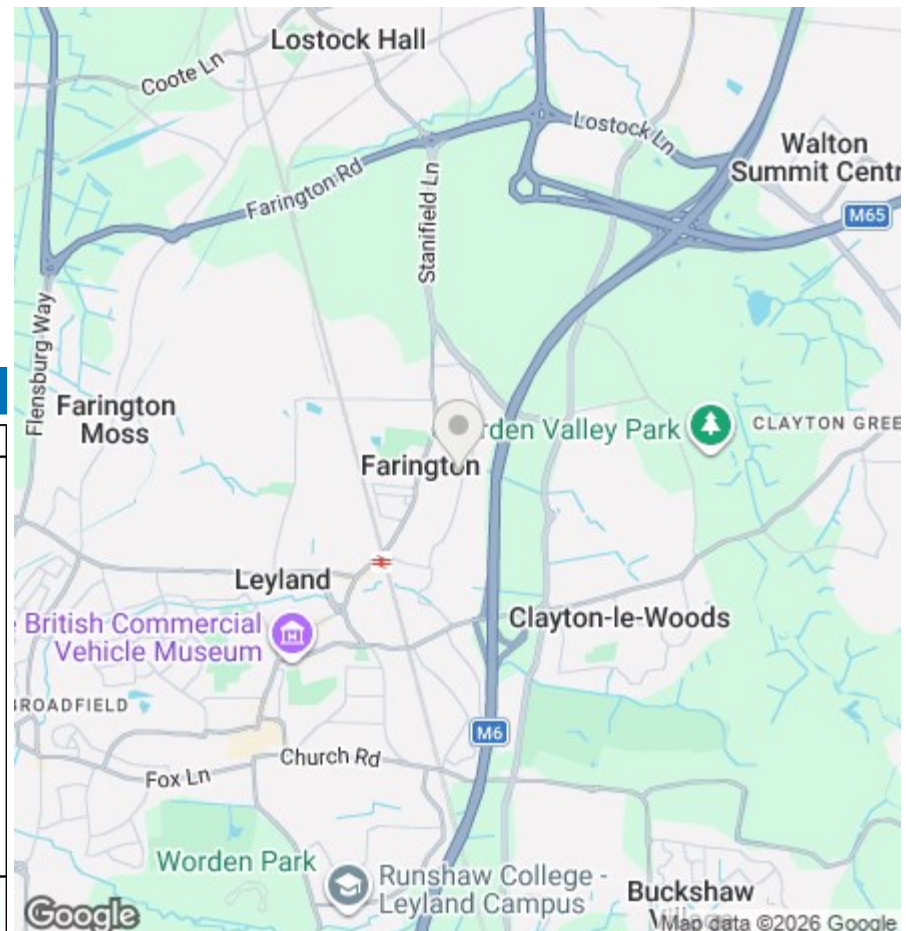


TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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) <b>A</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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</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>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |