BEN ROSE



Linnet Court, Farington Moss, Leyland

Offers Over £290,000

Ben Rose Estate Agents are delighted to present to market this well-presented four-bedroom detached home, situated on a quiet cul-de-sac in the highly sought-after area of Farington Moss, Leyland. Beautifully maintained and neutrally decorated throughout, this versatile family home offers spacious and practical accommodation that is ready to move straight into.

The property enjoys a convenient location with excellent transport links close by, including easy access to the M6, M61 and M65 motorways. Leyland railway station provides regular services to Preston, Manchester and Liverpool, while excellent bus routes also connect the area to Leyland, Preston and Chorley. A wide range of everyday amenities can be found in nearby Leyland town centre, including shops, bars, restaurants, pubs and well-regarded schools.

Stepping inside, you are welcomed by a spacious entrance hall providing access to the staircase and all ground floor accommodation. To the front of the home is a convenient WC, followed by a generous understair storage cupboard offering excellent practical storage. The spacious lounge is positioned at the front of the property and benefits from a large south-facing window, allowing an abundance of natural light to fill the room, while spotlights add a modern finishing touch.

To the rear is the impressive open-plan kitchen diner, offering ample space for a large family dining table and enjoying pleasant views over the rear garden through patio doors that open directly outside. The modern kitchen is fitted with a range of integrated appliances, including a washing machine, fridge freezer, hob and oven, and dishwasher, while still providing space for additional freestanding appliances.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for growing families. There are two comfortable double bedrooms, while the third bedroom is currently being utilised as a home office, making it ideal for those working remotely. The spacious Master bedroom benefits from its own generous ensuite, fitted with a standalone shower and a further large storage cupboard found on the landing provides further practicality. Completing the interior is the three-piece family bathroom, which is fitted with an over-the-bath shower.

Externally, the property continues to impress with a beautifully landscaped rear garden featuring a well-maintained lawn, patio seating area, and an attractive selection of mature shrubs and trees, creating a private and relaxing outdoor space. There is access from the garden to the detached single garage and driveway, as well as useful space down the side of the house for discreet bin storage.
To the front, the property boasts another beautifully landscaped garden and a driveway providing off-road parking for three vehicles, leading to the single detached garage. Both the house and garage are fully alarmed with CCTV installed for additional peace of mind, while the garage also benefits from an electricity supply.









T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





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GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

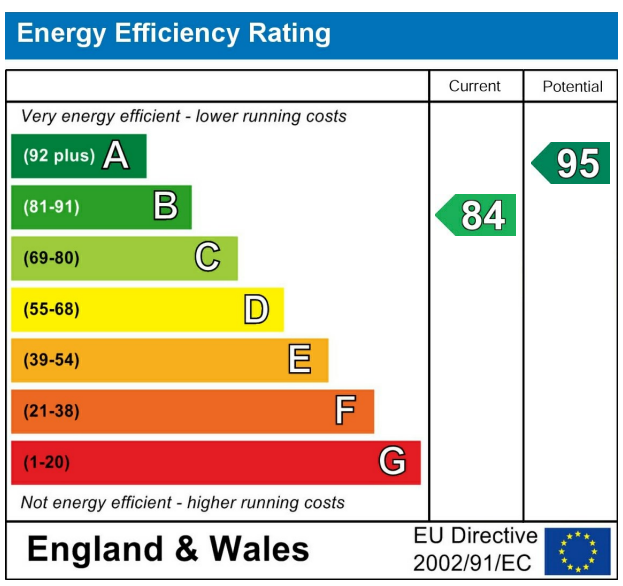
1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.

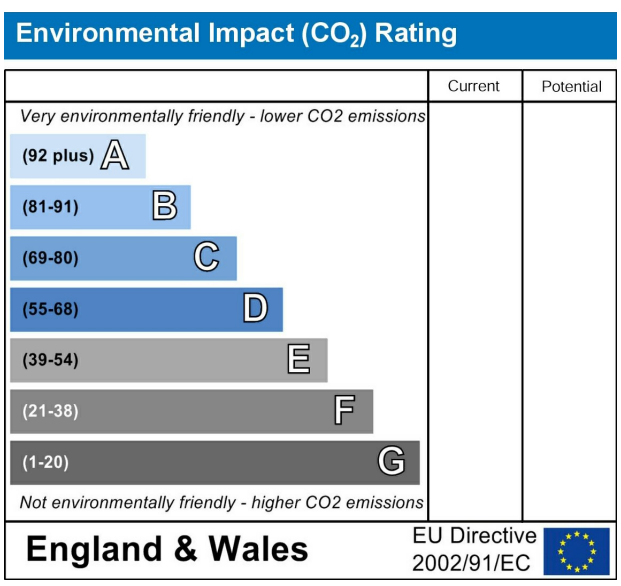


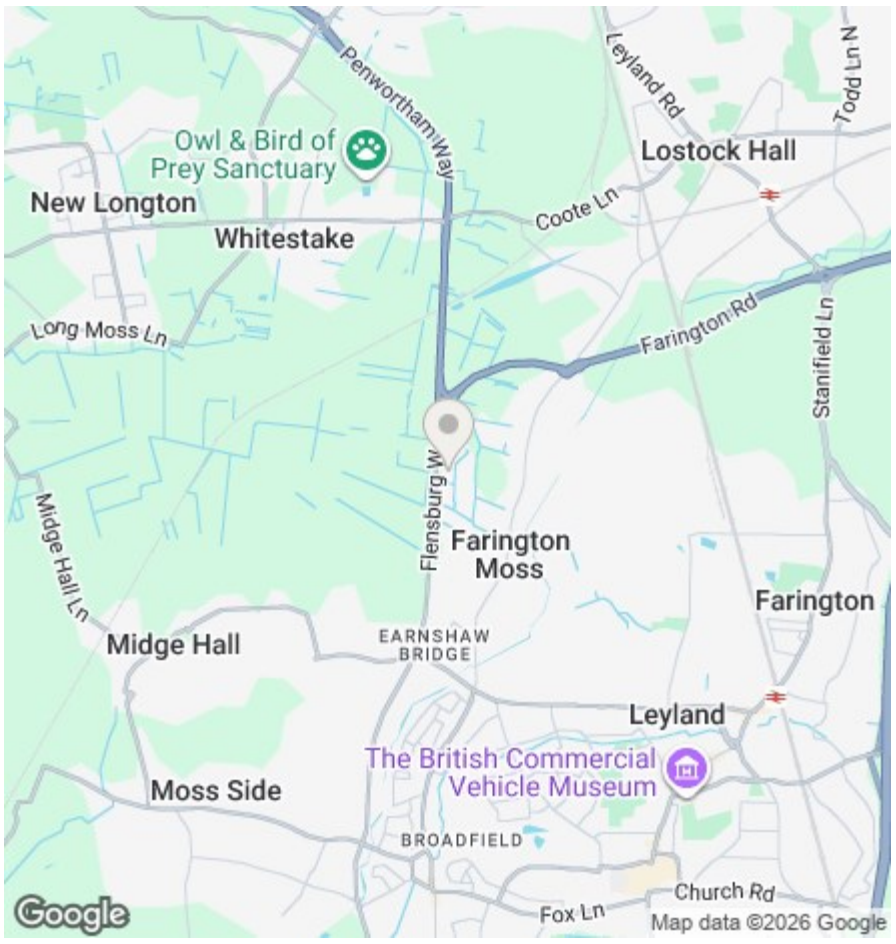
TOTAL FLOOR AREA : 1246 sq.ft. (115.8 sq.m.) approx.

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.







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