



## Windermere Avenue, Farington, Leyland

Guide Price £130,000

\*\*AUCTION\*\*

Auction starts 1pm on 5th January 2026 and ends 2pm on 26th January 2026

Ben Rose Estate Agents are pleased to present to auction this charming three-bedroom semi-detached property in a much sought-after residential area of Leyland. The property is ideally placed only a few minutes' drive from Leyland town centre and its superb local schools, shops, and amenities. There are also fantastic travel links via local bus routes and the nearby M6 and M61 motorways. While in need of some modernization, the home offers generously sized living space and clear value-adding potential, creating the perfect canvas for a buyers to add their own style.

Stepping into the property through the entrance porch, you will find yourself in the welcoming hallway, where a staircase leads to the upper level. To the right is the spacious lounge, featuring a large bay window overlooking the front aspect. Continuing through, you enter the dining room, which spans the full width of the home. This room provides ample space for a large family dining table and flows seamlessly into the kitchen at the rear. The kitchen offers generous storage, with an integrated oven and hob, as well as space for additional freestanding appliances. A single door from the kitchen leads into the conservatory. This bright and airy space can also be accessed from the dining room and offers versatile additional room for a variety of uses. There is also a plumbed toilet here, offering potential to create a downstairs WC.

Moving upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property features a well-maintained garden alongside an enclosed private driveway, providing off-road parking for multiple vehicles. The driveway extends to the side of the home, leading to the detached garage, which offers further parking and practical storage space.

To the rear, the property boasts a beautiful garden comprising a generously sized flagged patio and a large lawn—perfect for relaxing or entertaining.

**Auctioneer Comments** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.









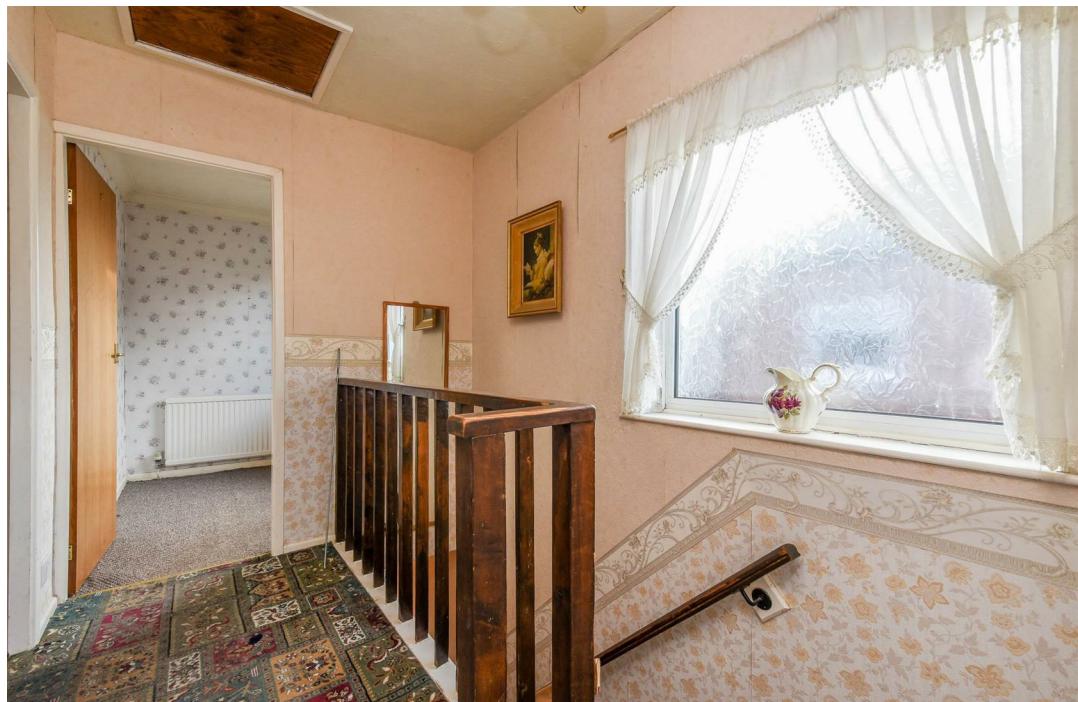












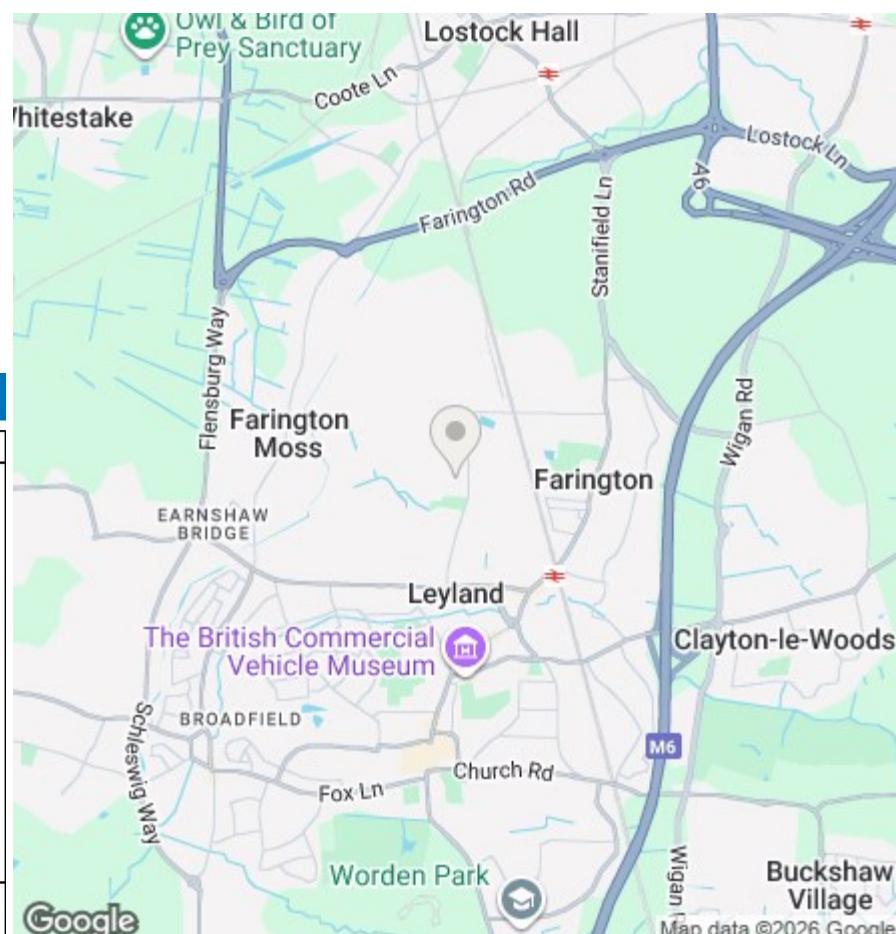
# BEN ROSE



**TOTAL FLOOR AREA:** 1126 sq.ft. (104.7 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	