



Bristol Avenue, Farington, Leyland

Offers Over £230,000

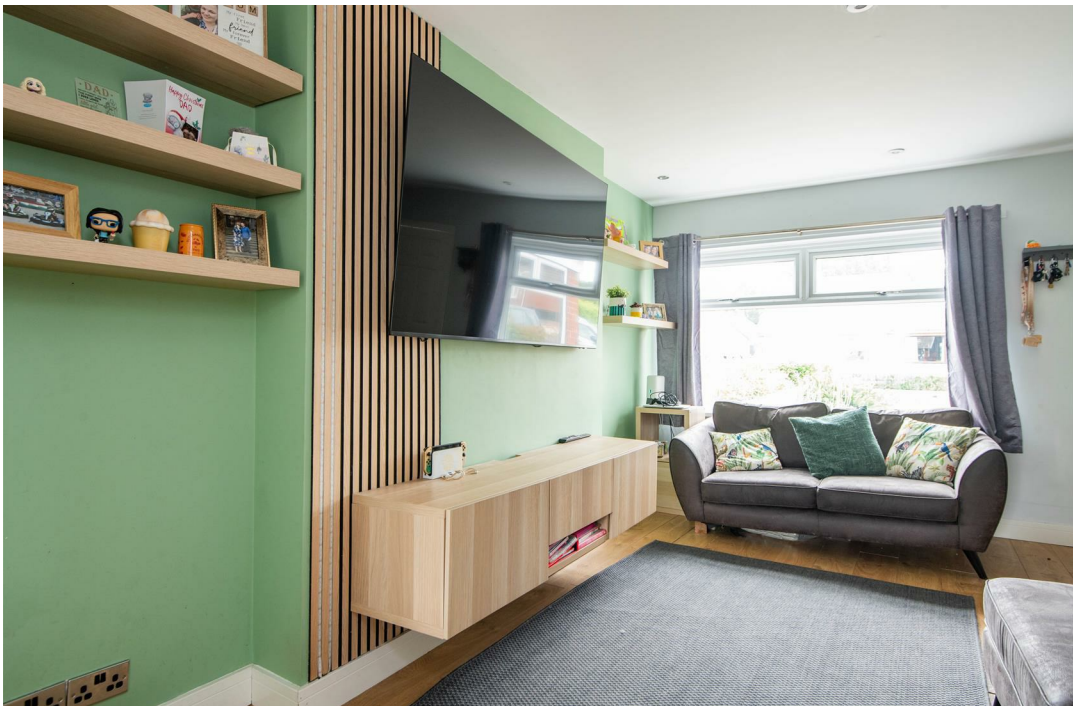
Ben Rose Estate Agents are pleased to present to market this spacious and versatile four-bedroom semi-detached family home situated in the highly desirable area of Farington, Leyland. Offering flexible accommodation across two floors, this beautifully maintained property is perfectly suited to growing families, with generous living spaces, multiple bathrooms and a practical layout designed for modern family life. The home enjoys a convenient location close to a wide range of everyday amenities, including supermarkets, shops, highly regarded schools, parks and leisure facilities. Excellent transport links are also close by, with Leyland Railway Station providing direct connections to Preston, Manchester and beyond, whilst the nearby M6, M61 and M65 motorways offer easy commuting throughout the North West. The property further benefits from CCTV, an alarm system and attractive soffit lighting to both the front and rear, enhancing security and kerb appeal.

Entering the home, you are welcomed by an entrance hall which flows through into the impressive open-plan lounge and dining room, creating a wonderful central hub for family living and entertaining. The bright and inviting lounge features a contemporary media wall, whilst the dining area enjoys double doors opening onto and overlooking the rear garden, allowing plenty of natural light to flood the space. Positioned just off the lounge is the stylish farmhouse-inspired kitchen, fitted with shaker-style cabinetry, multiple integrated appliances and ample worktop space, with dual windows creating a bright and airy atmosphere. From the dining area, an internal hallway provides access to one of the property's double bedrooms, offering excellent flexibility for multi-generational living or guest accommodation. Also located on the ground floor is the well-presented family bathroom, complete with an elegant freestanding bath, whilst additional built-in storage and the staircase to the first floor can also be found within this section of the home.

To the first floor, the landing leads to three further bedrooms, including two comfortable double bedrooms and a well-proportioned single room that would be ideal as a child's bedroom, nursery or home office. Each room benefits from skylights, creating bright and welcoming spaces throughout. Serving this floor is a modern three-piece family bathroom, providing added convenience for larger households. Additional storage is also available on this level, helping to keep the home organised and clutter-free.

Externally, the property continues to impress with a substantial driveway to the front providing off-road parking for multiple vehicles. The frontage is complemented by a decorative pebbled area, a bordering wall and a wall-mounted EV charger, making the home well-equipped for modern living. The driveway extends to a converted garage which has been thoughtfully divided into two separate areas and benefits from its own WC, offering excellent potential as a workshop, hobby space, home business premises or additional storage. To the rear, the generous garden provides a fantastic outdoor environment for the whole family to enjoy, featuring a large paved seating area perfect for al fresco dining and entertaining, a well-maintained lawn, attractive flower beds, secure surrounding fencing and a useful storage shed. Combining flexible accommodation, excellent outdoor space and a sought-after location, this is a wonderful family home that is ready to move straight into and enjoy.







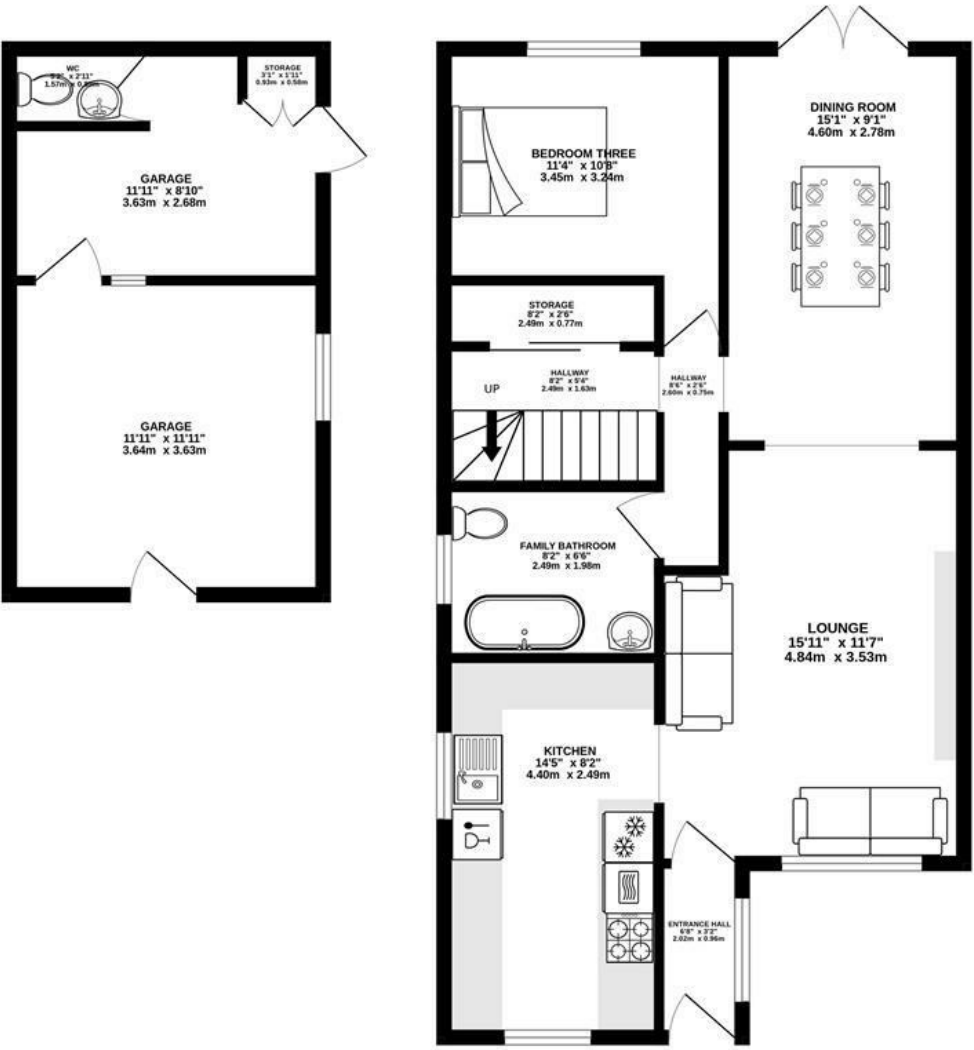




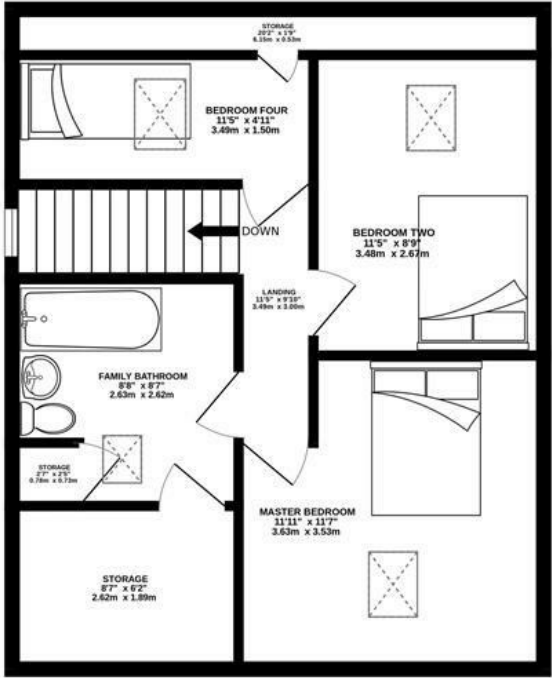


BEN ROSE

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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.

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		
	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

