



**Bristol Avenue, Farington, Leyland**

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom semi-detached home, set within a quiet cul-de-sac in the ever-popular area of Farington, Leyland. Well-suited to families, the property offers a well-balanced layout and sits within easy reach of a superb range of amenities. Leyland town centre, with its shops, cafés, and everyday conveniences, is just a short distance away, while excellent transport links include Leyland train station, regular bus routes, and swift access to the M6 and M65 motorways for those commuting to Preston, Manchester, or further afield. The area also benefits from nearby parks, reputable schools, and leisure facilities, making this an ideal location for family living.

Stepping into the home, you are welcomed by a bright reception hall with the staircase just off. To the front is the spacious lounge, beautifully lit by a large bay window and featuring a charming fireplace that acts as the focal point of the room. This space flows seamlessly into the dining room, offering a lovely open layout that works well for family gatherings. Sliding doors at the rear open directly onto the garden. Continuing towards the back of the property, you'll find the open plan kitchen/diner – a generous space complete with a range of integrated appliances, ample worktop and storage, and room for a family dining table. A further door provides additional access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, each benefiting from plenty of natural light. The master bedroom features excellent fitted wardrobe space, providing ample storage. Completing the floor is the four-piece family bathroom, equipped with a separate bath and a corner shower, creating a practical and comfortable space for the whole family.

Externally, the home provides a driveway to the front with space for one car, leading up to the single integrated garage. The driveway widens beyond the gated section to accommodate additional secure parking if required. To the rear is a good-sized garden, beginning with a patio seating area ideal for outdoor dining and relaxation, which then extends onto a generous lawn. Mature shrubs and trees surround the space, offering an added sense of privacy and seclusion. Altogether, this is a fantastic family home in a sought-after location, ready to welcome its next owners.





































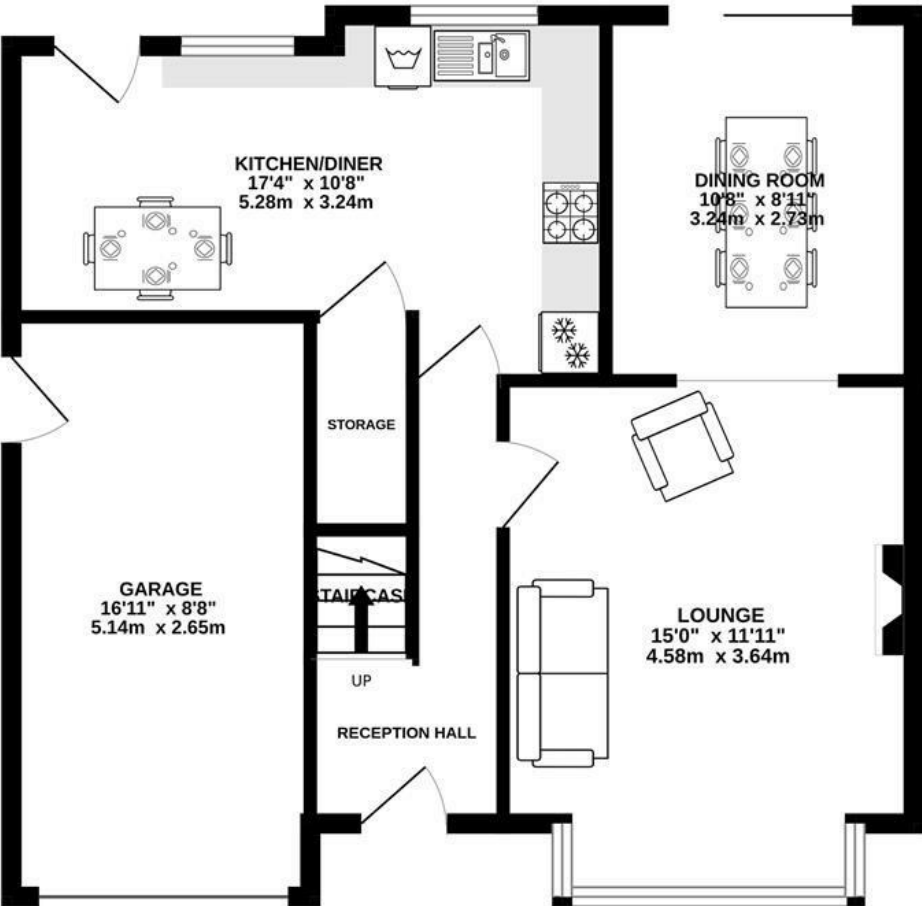




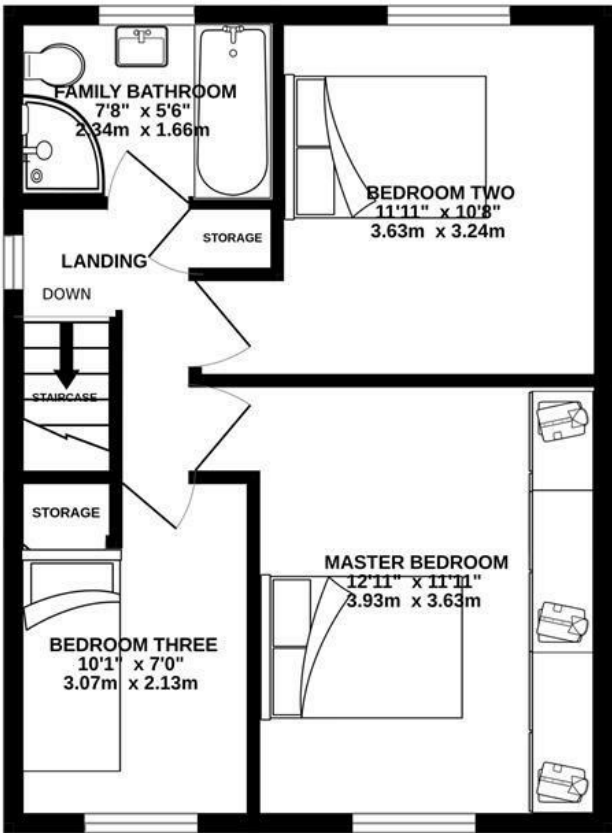


# BEN ROSE

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 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		
	66	76
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

