



Boardman Close, Farington, Leyland

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, located in a highly sought-after area of Farington. Ideally suited for family living, the home is positioned on a quiet cul-de-sac directly opposite Farington Park, offering a pleasant outlook and peaceful surroundings.

The property is conveniently located close to the centre of Leyland and benefits from an excellent range of nearby amenities, including highly regarded local schools, supermarkets, and leisure facilities. Fantastic transport links are also within easy reach, with Leyland train station nearby providing direct routes to Preston, Manchester and beyond, along with excellent access to the M6 and M61 motorways, making this an ideal location for commuters.

Stepping into the property, you are welcomed by a bright entrance hallway with a staircase leading to the upper floor. To the left is the lounge, which features a stylish media wall and electric fire, along with a beautiful bay window with a fitted seat overlooking the front aspect. Continuing through the property, you enter the spacious kitchen/diner. The contemporary fitted kitchen offers ample storage and is equipped with fully integrated Neff appliances, including a fridge, freezer, double oven, hob, and dishwasher. The dining area provides generous space for a large family dining table and offers access to the adjoining utility room and conservatory at the rear. The utility room provides additional storage, a sink, and space for freestanding appliances, with a single door leading out to the side of the property. The bright and airy conservatory offers further living space, enhanced by a charming log burner and double patio doors opening onto the garden.

The original garage has been partitioned to create a versatile internal space, accessed from the main hallway and currently used as a gym. Additional garage storage remains available and is accessed externally via an up-and-over door at the front.

Upstairs, there are four well-proportioned bedrooms, with bedroom four benefiting from integrated storage and the master bedroom also boasting a private en-suite shower room. Completing this level is a modern four-piece family bathroom.

Externally, the front of the property enjoys open views, with a private driveway providing off-road parking for two vehicles. To the rear is a generously sized garden featuring a well-maintained lawn, convenient storage shed/summer house and an enclosed seating area with recently installed decking, offering an ideal space for outdoor relaxation and entertaining.

Early viewing is highly recommended to avoid disappointment.















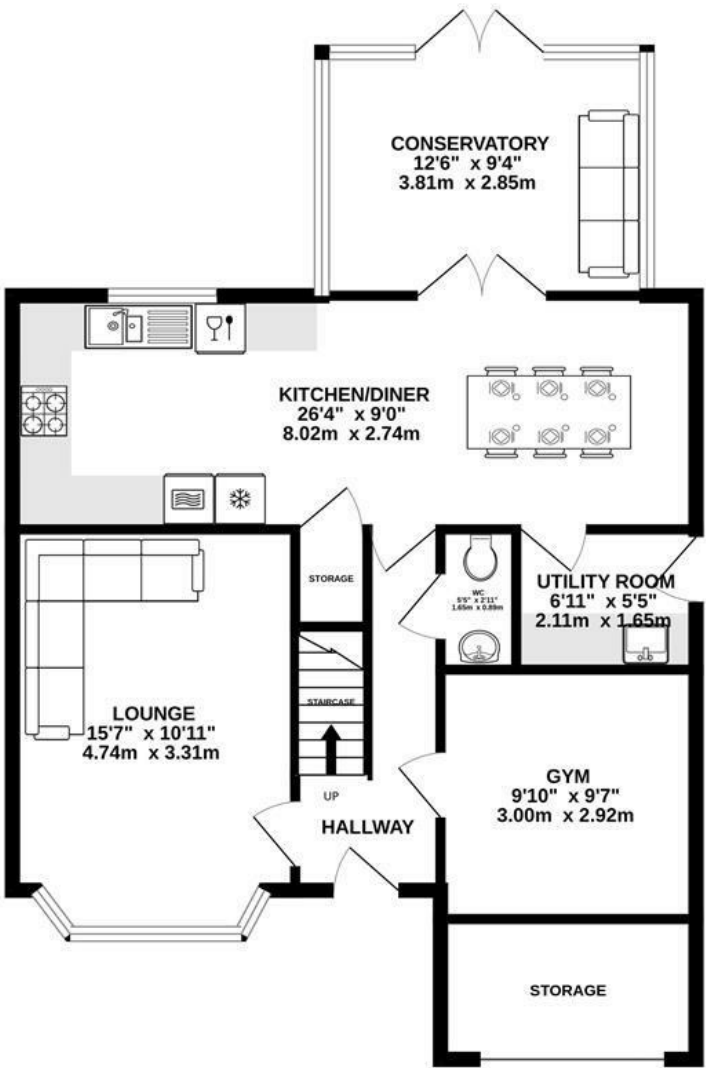




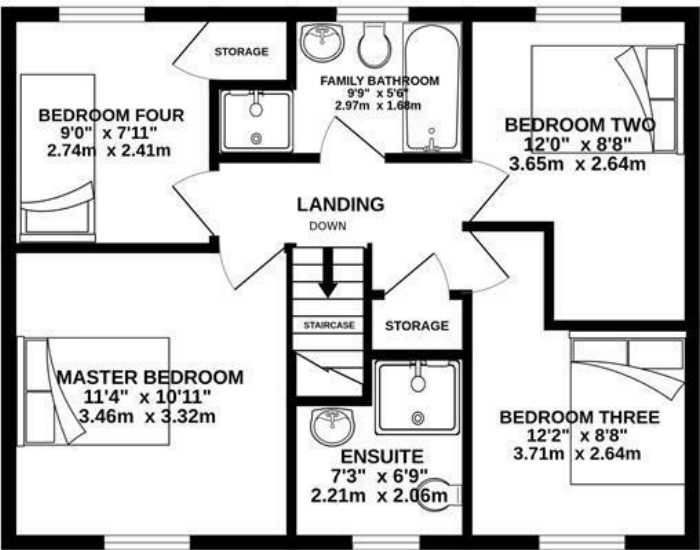


BEN ROSE

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
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		

