



**Murray Avenue, Farington Moss, Leyland**

**Offers Over £400,000**

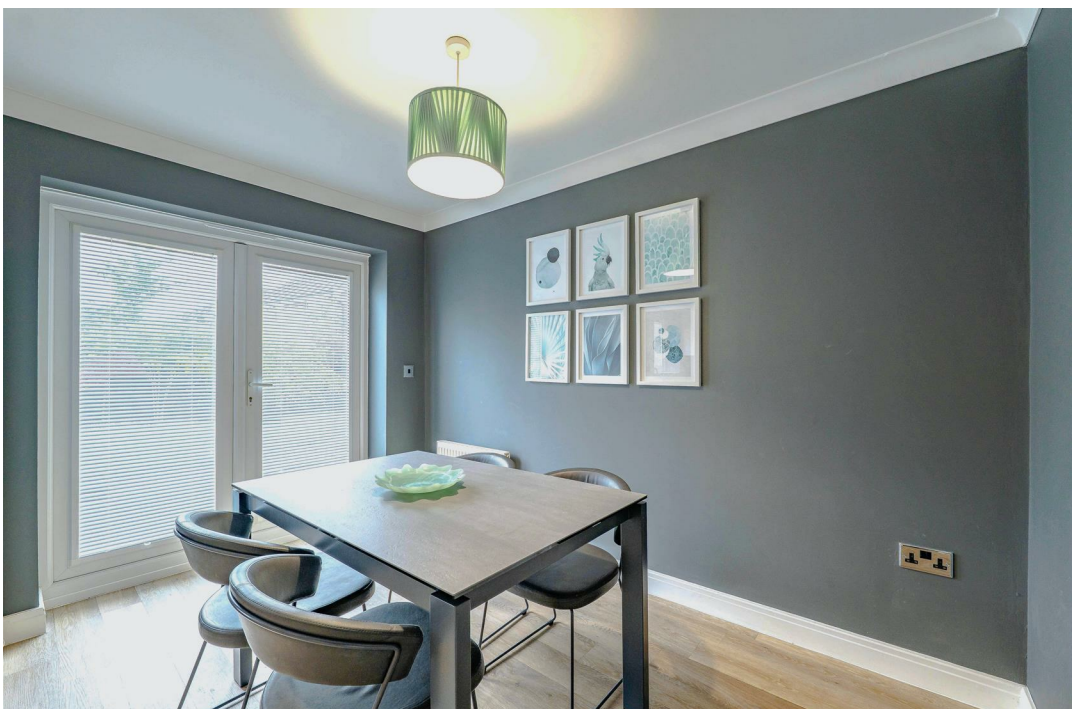
Ben Rose Estate Agents are pleased to present to market this spacious and beautifully presented five-bedroom detached family home, situated in the highly sought-after area of Farington Moss, Leyland. Offering generous living accommodation throughout, this impressive property is perfectly suited to growing families seeking versatile space in a convenient yet peaceful location. The home enjoys close proximity to Leyland town centre, where you will find an excellent range of shops, supermarkets, bars, restaurants, pubs and well-regarded schools. For commuters, Leyland railway station provides direct rail services to Preston, Manchester and Liverpool, whilst excellent bus links connect to Leyland, Preston and Chorley. The nearby M6, M61 and M65 motorways also offer superb travel connections across the North West.

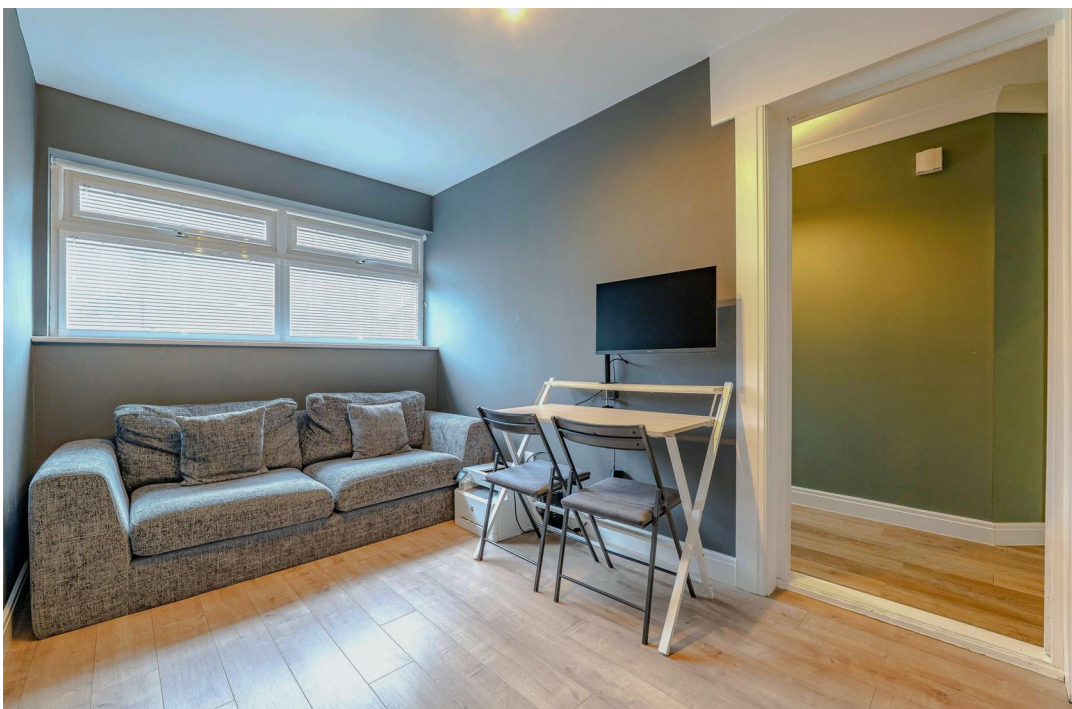
Upon entering the home, you are welcomed into a spacious entrance hall providing access to all principal ground floor rooms. To the front is a dedicated study, ideal for those working from home, alongside a versatile play room with internal access to the integral garage. The convenient ground floor WC is positioned centrally off the hallway. To the rear of the property sits the generously sized lounge, featuring French doors opening onto the garden and allowing plenty of natural light to flood the space. The modern fitted kitchen/dining room is equally impressive, complete with integrated appliances including a fridge/freezer, double oven, five-ring hob and dishwasher, with additional French doors leading outside.

To the first floor, the spacious landing leads to five well-proportioned double bedrooms. The impressive master suite benefits from fitted wardrobes alongside a stylish ensuite featuring both a shower and bath. Bedroom two also enjoys its own ensuite shower room, whilst the remaining three double bedrooms are all ideal for family living or guest accommodation. Completing the first floor is a modern three-piece family bathroom. The property also benefits from a half-boarded loft with a pull-down ladder, providing useful additional storage space.

Externally, the property boasts excellent kerb appeal with a driveway and gravelled frontage providing off-road parking for up to three vehicles, alongside an integral garage. To the rear is a private, high-fenced garden designed with family enjoyment in mind, featuring a large paved patio area, well-maintained lawn, raised decking and both hot and cold outdoor water taps. Combining spacious accommodation, modern finishes and a fantastic location, this superb detached home presents an excellent opportunity for families looking to settle in one of Leyland's most desirable residential areas.

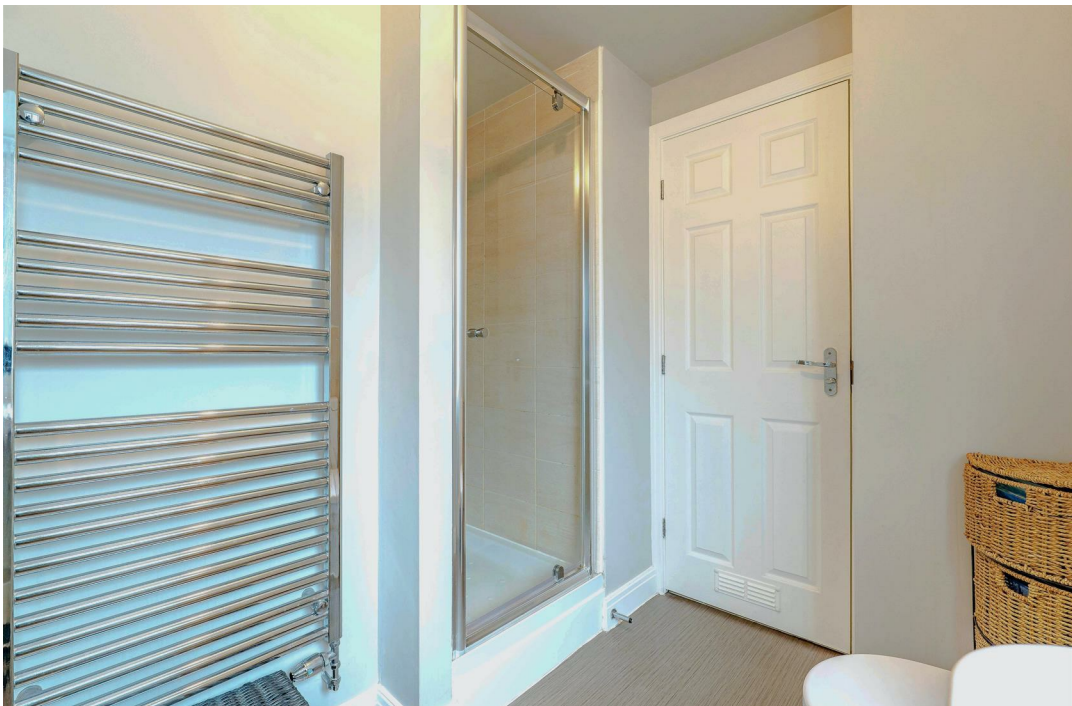


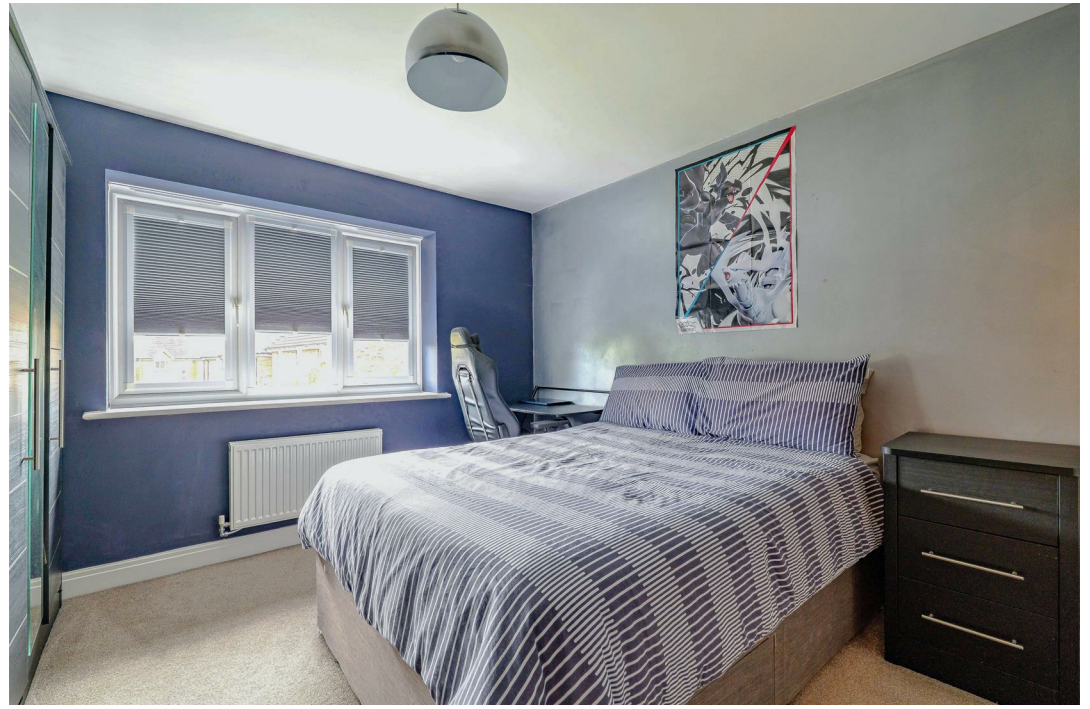










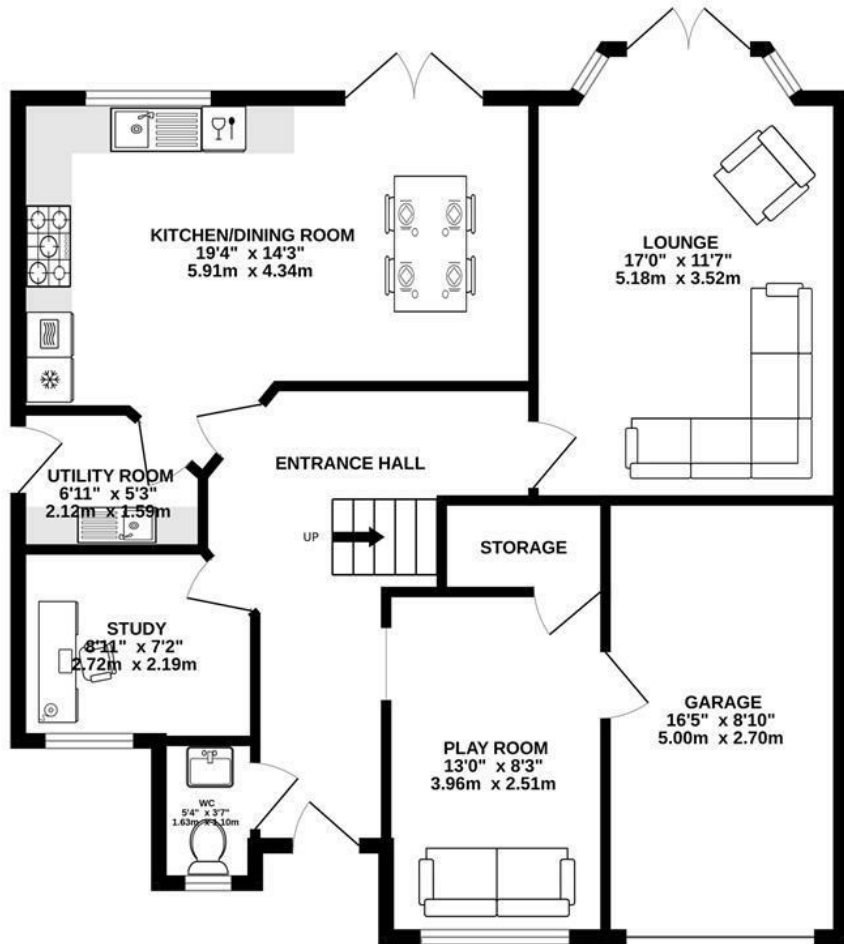




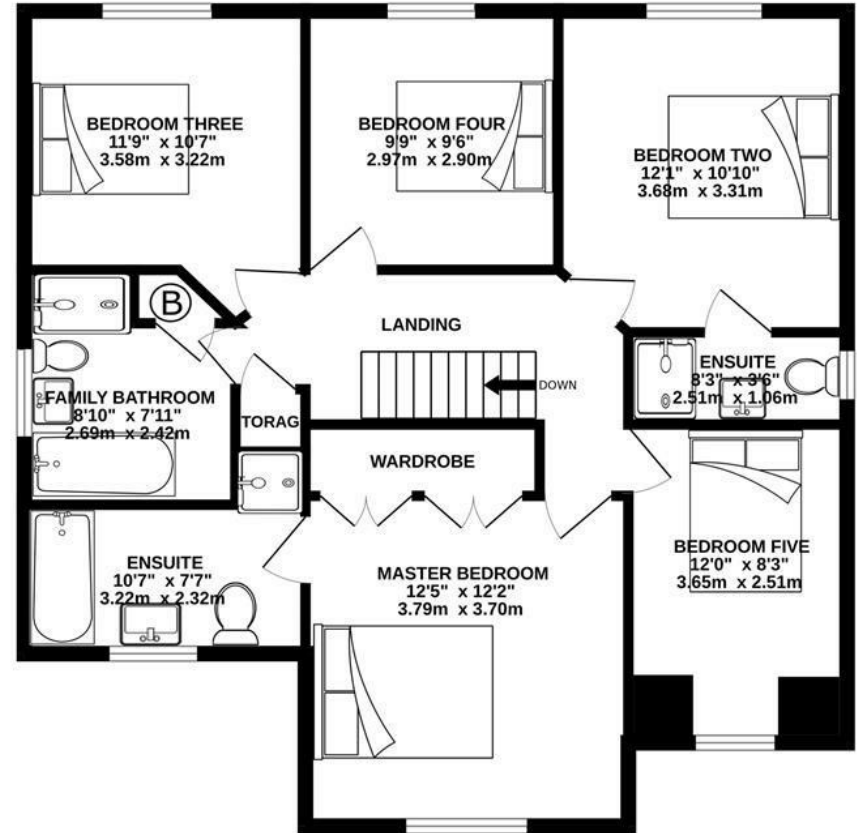




**GROUND FLOOR**  
926 sq.ft. (86.0 sq.m.) approx.



**1ST FLOOR**  
844 sq.ft. (78.4 sq.m.) approx.

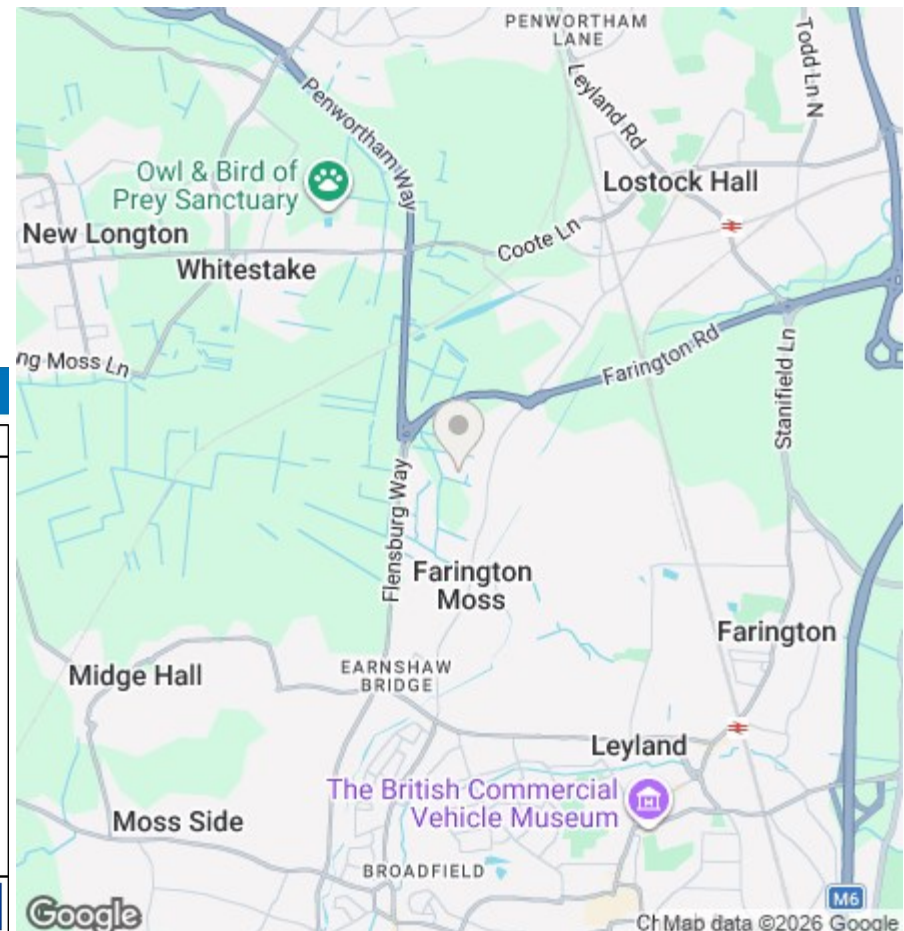


TOTAL FLOOR AREA : 1770 sq.ft. (164.5 sq.m.) approx.

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