



Highfield Avenue, Farington, Leyland

Offers Over £165,000

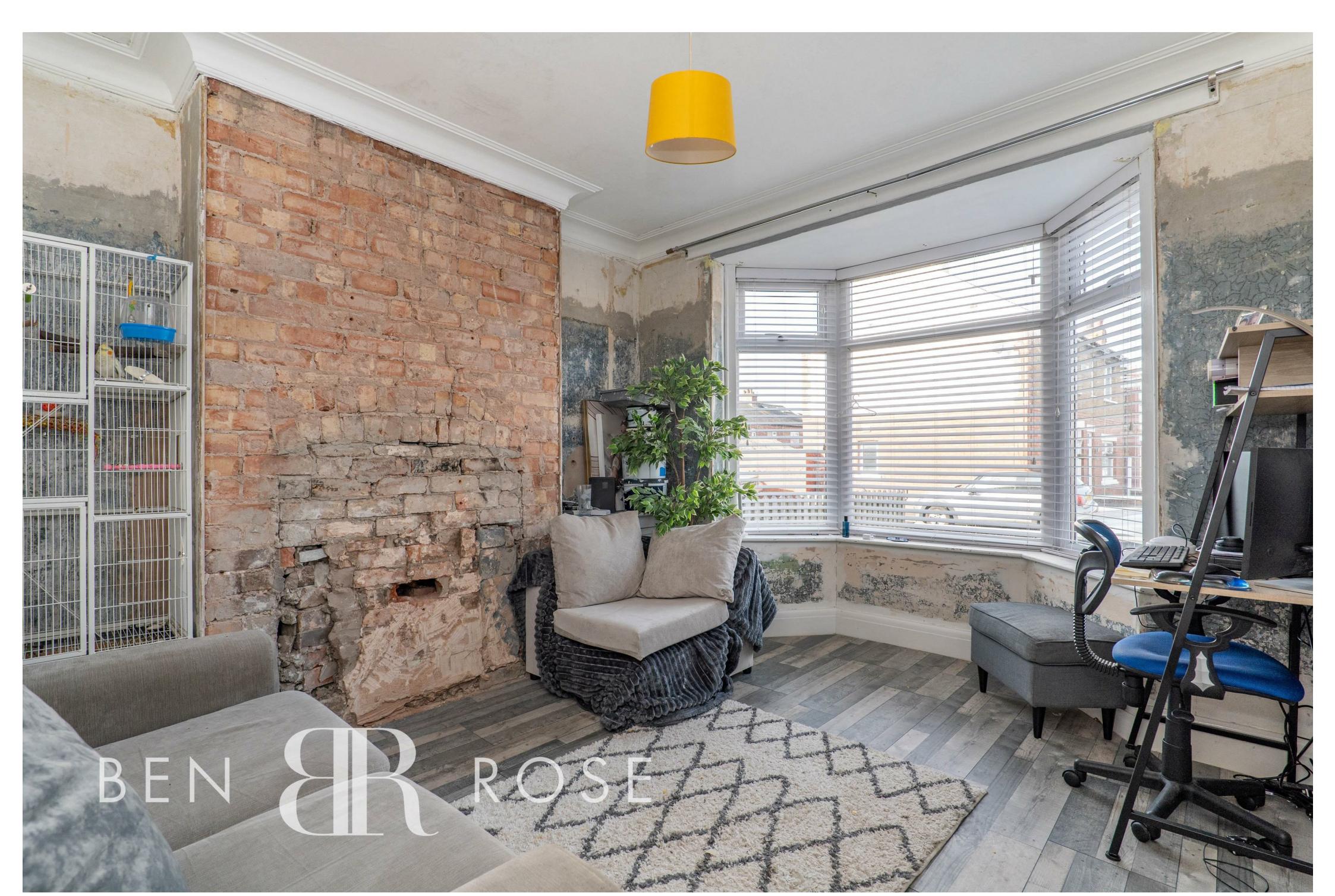
Ben Rose Estate Agents proudly introduces an excellent opportunity to own a charming three-bedroom semi-detached property nestled in the tranquility of Farington, Leyland. This property is an ideal blank canvas for someone wanting a project or to make a home their own. Situated in a quiet residential area, this home is conveniently close to Leyland town centre, boasting excellent proximity to local schools, shops, and amenities. With seamless travel links via the nearby train station and access to the M6 and M61 motorways, this property offers both comfort and convenience. Early viewing is highly recommended to seize this opportunity before it slips away.

The ground floor welcomes you with a spacious reception hall, providing access to both the staircase and all ground floor rooms. Moving through, you'll discover the spacious front lounge, illuminated by natural light from the bay fronted window. Adjacent to this room is the cosy family dining, featuring a media wall with an electric feature fireplace and patio doors leading to the rear garden. The kitchen is also located off the reception hall and provides the perfect space for renovation and modernising to your own needs.

Venturing to the first floor, you'll find three bedrooms, including two sizable doubles. The family bathroom, equipped with a three-piece suite, features a bath and an over-the-bath shower for added convenience. Notably, the first floor boasts new carpets throughout, providing a fresh and inviting atmosphere. With, a new boiler was fitted in 2021, ensuring modern comfort and efficiency.

The exterior of the property complements its interior charm. There is ample space for on-road parking and an easy to maintain front yard. To the rear is a low-maintenance landscaped garden, which is of a good size and not overlooked by neighbouring properties. There is also space for a substantial shed within the garden that would serve as an ideal storage solution.

In summary this property offers a complete blank canvas in a desirable living location making it an excellent choice for those wanting to put their own stamp on a new home.



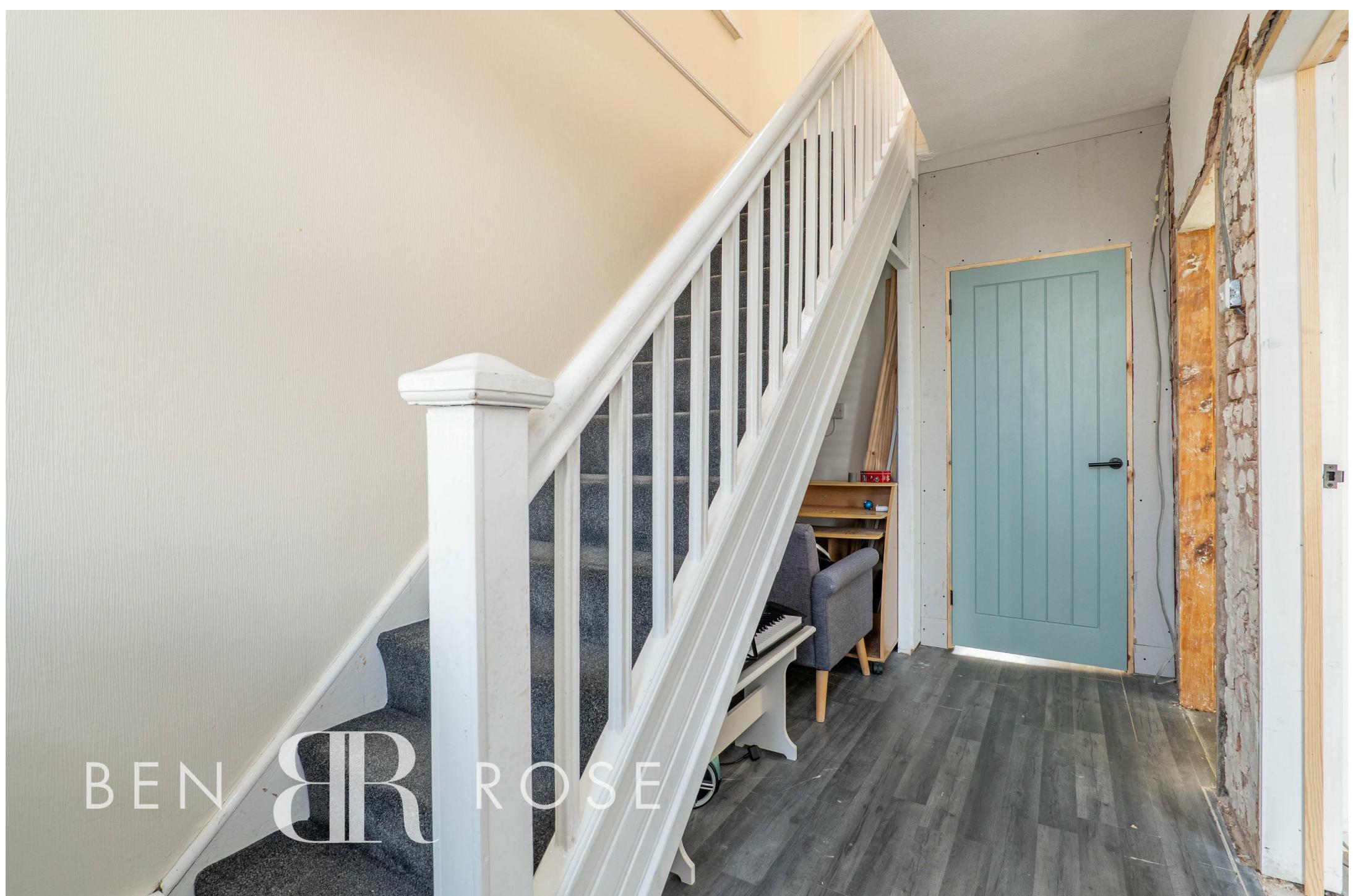
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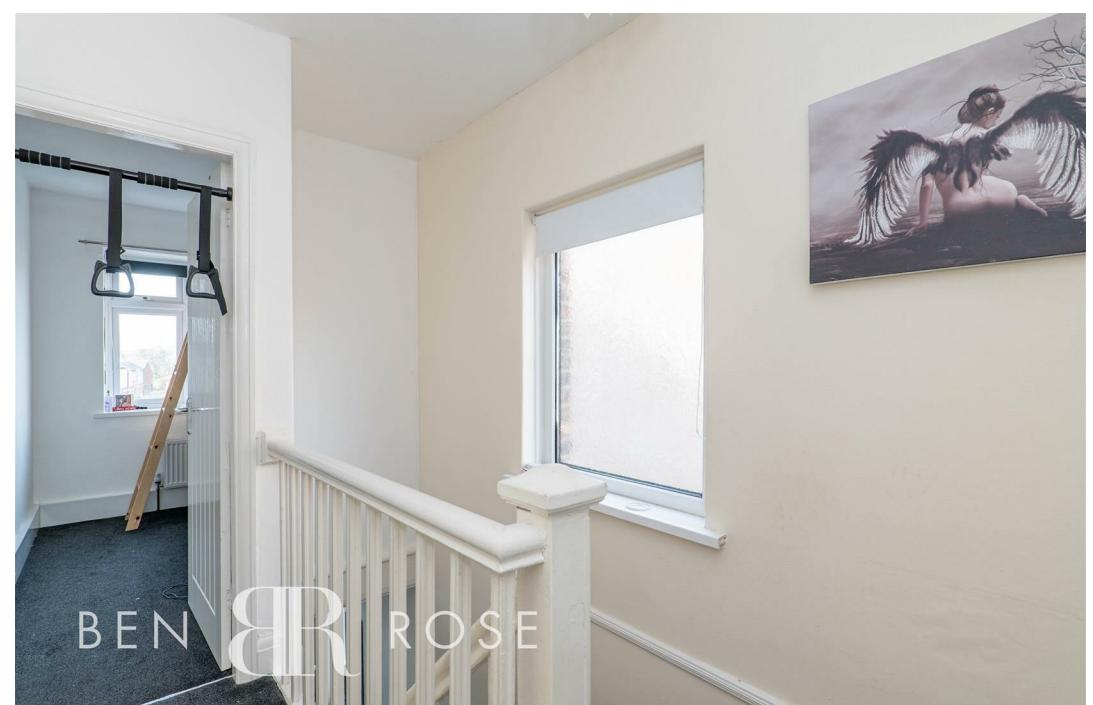
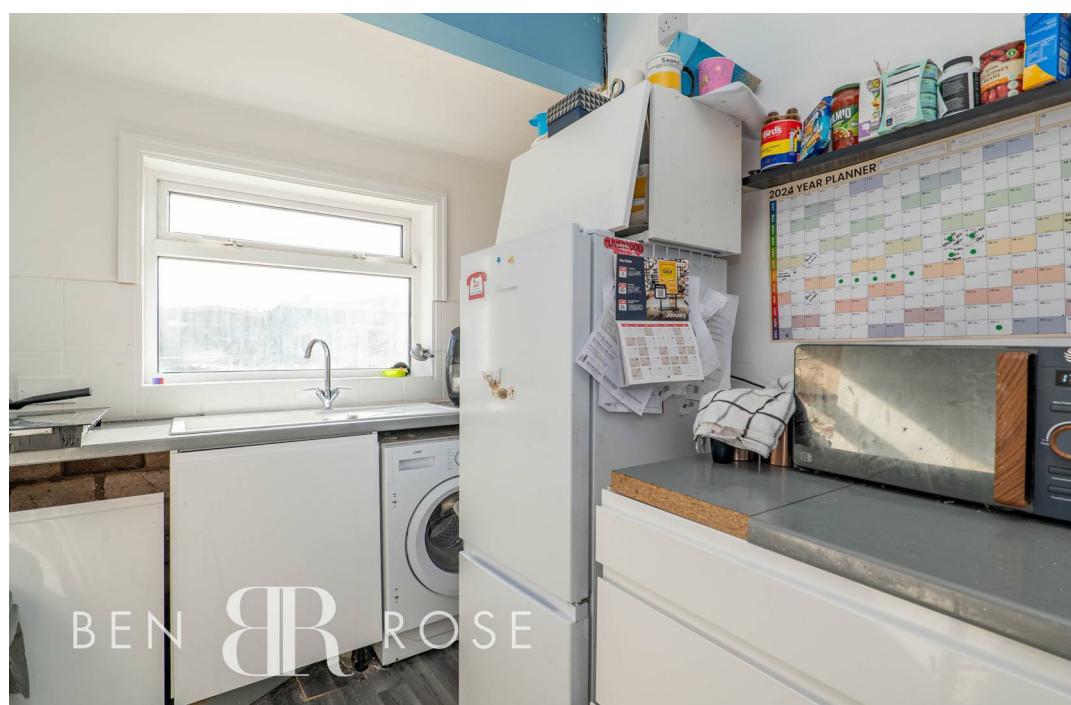
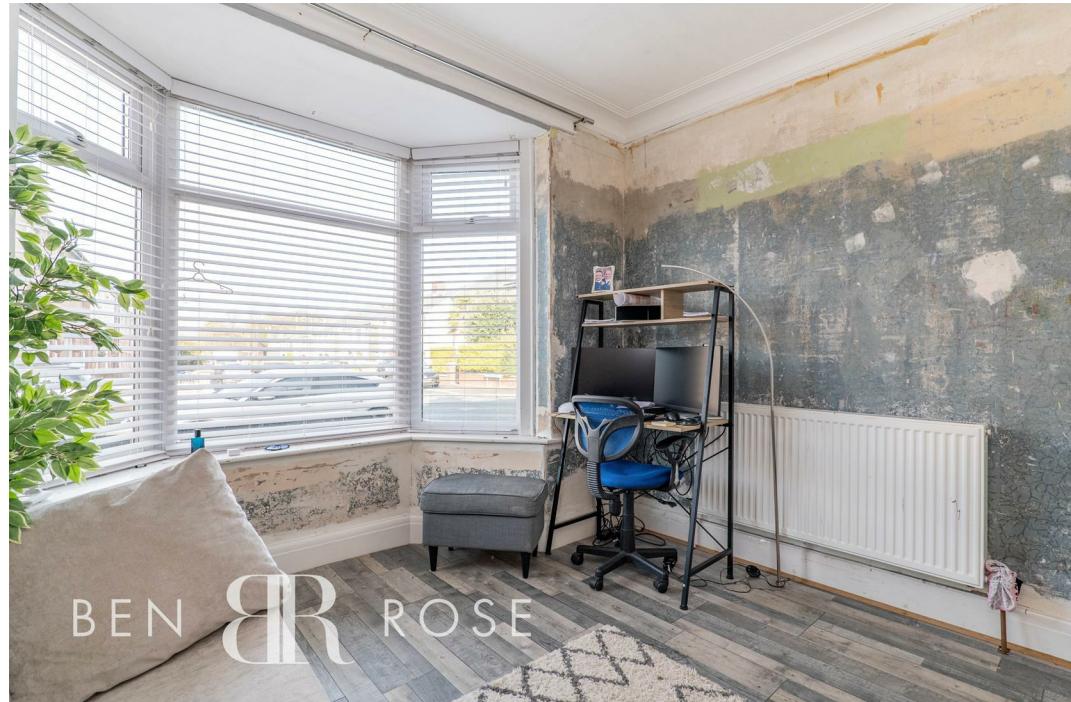
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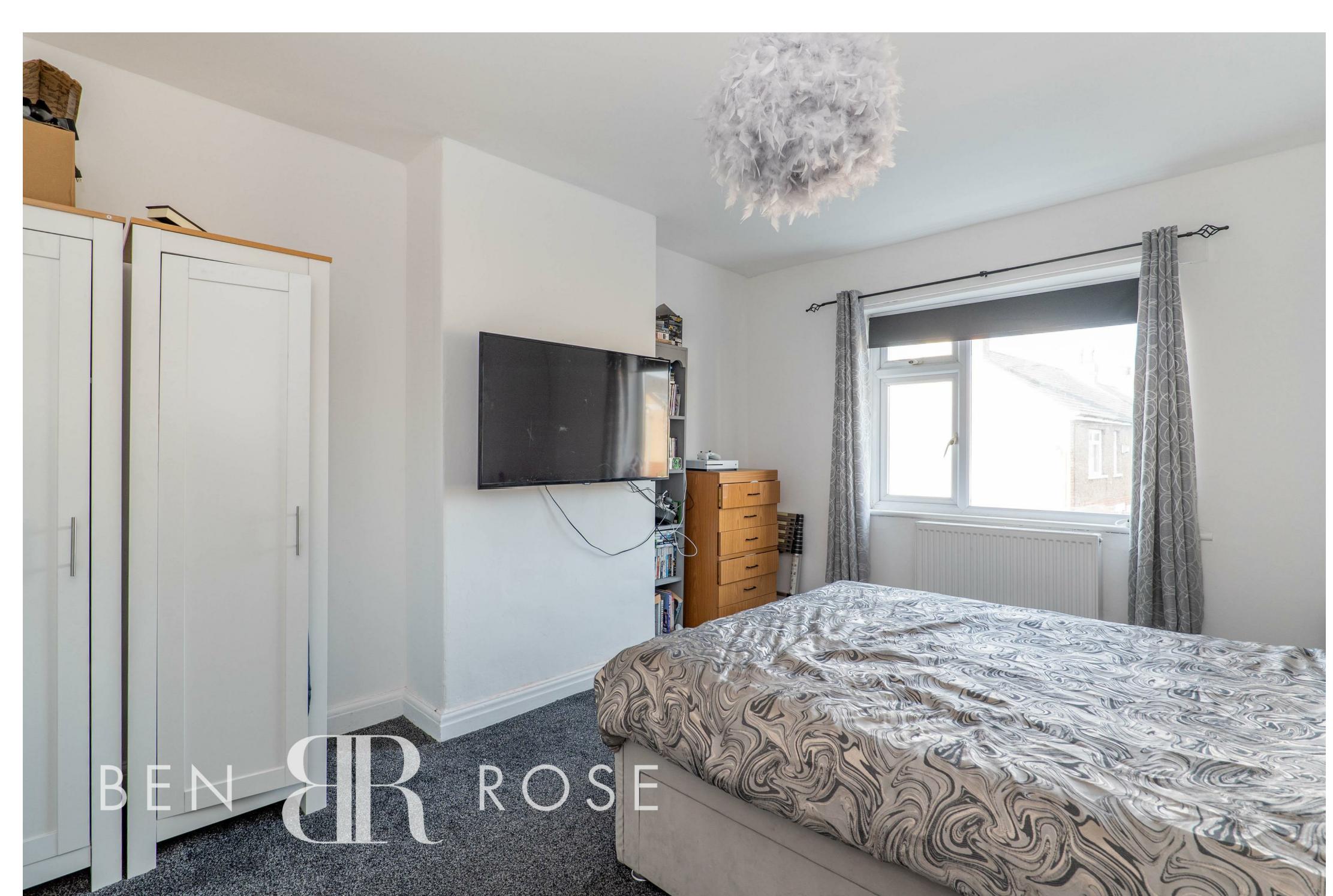


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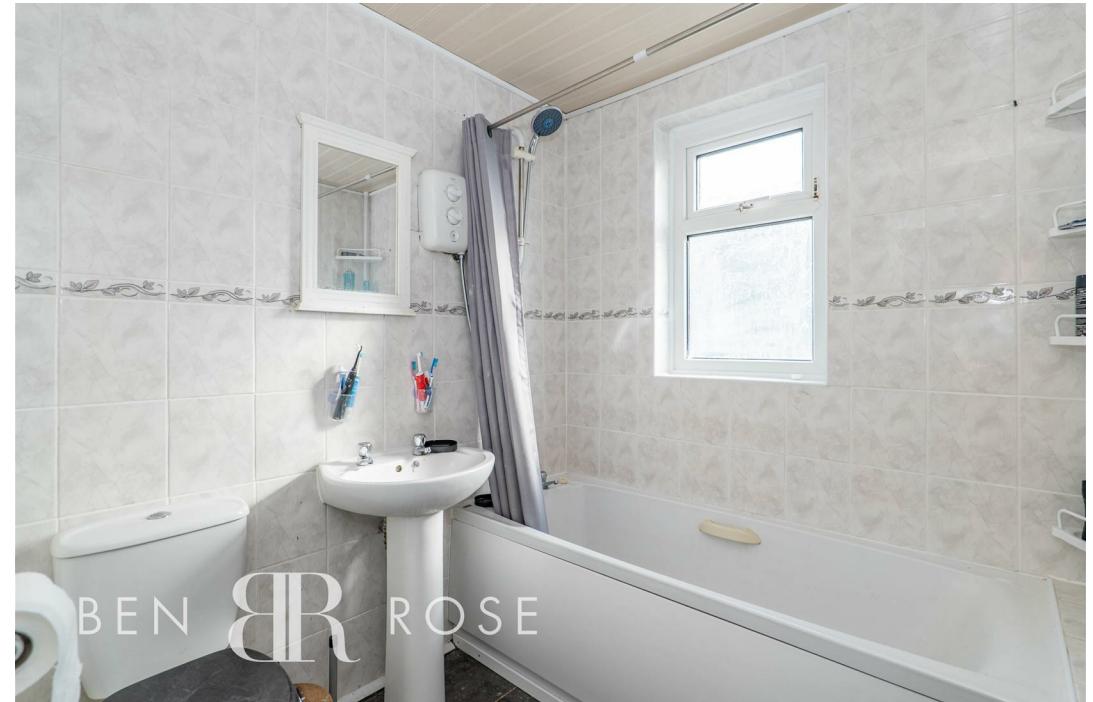
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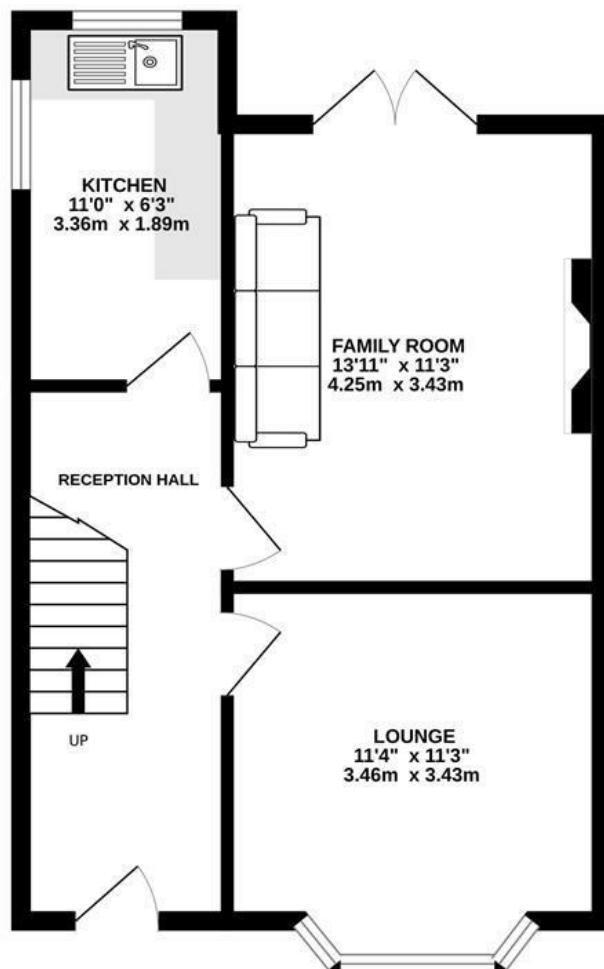
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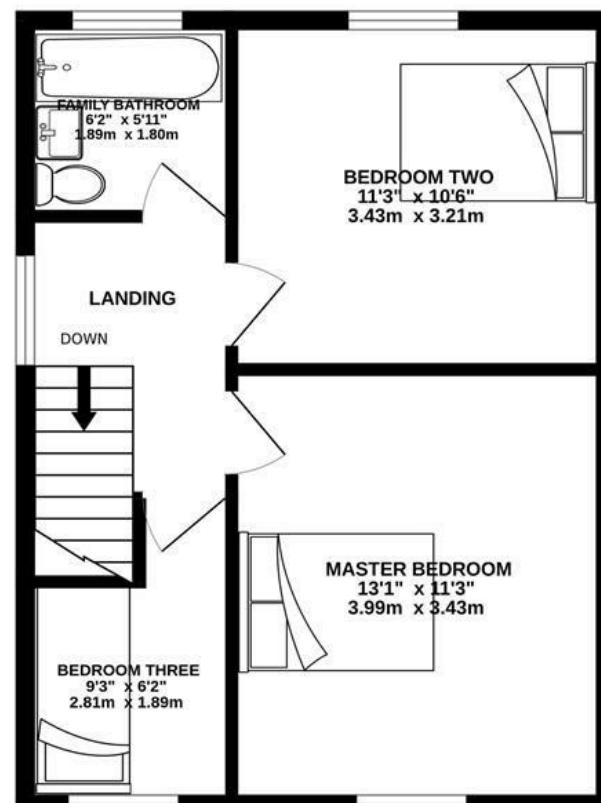
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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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		
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		
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