



## Goldcrest Avenue, Leyland

£129,000

**\*\*This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 60% of the property, with Onward Homes owning the other 40% - current rent towards the scheme is £221.13 a month and will be increasing to £232.16 from 1st April 2026. For enquiries regarding applications and eligibility please contact our office or visit the relevant company website link below for more details\*\***

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom, semi-detached home, situated on the popular Farington Mews development in Leyland. Perfect for families and presented with no chain, the property offers modern and comfortable living spaces within close proximity to excellent local schools, shops, and amenities. The home also benefits from excellent travel links, being within commuting distance of all major Northwest towns and cities via the M6 and M61 motorways, while still enjoying the charm of the beautiful Lancashire countryside. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the left, the spacious lounge features a large window overlooking the front aspect, allowing plenty of natural light to fill the room. Moving through, you will enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances, including a fridge, freezer, oven, and hob. There is plenty of space for a family dining table, and double patio doors open directly onto the rear garden. Just off the kitchen/diner, you will find a convenient utility storage area and a separate WC.

Upstairs, there are three well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage, alongside a modern three-piece shower room.

Externally, the property features a driveway at the front providing off-road parking, and a generously sized rear garden with a spacious lawn, ideal for relaxing or entertaining.

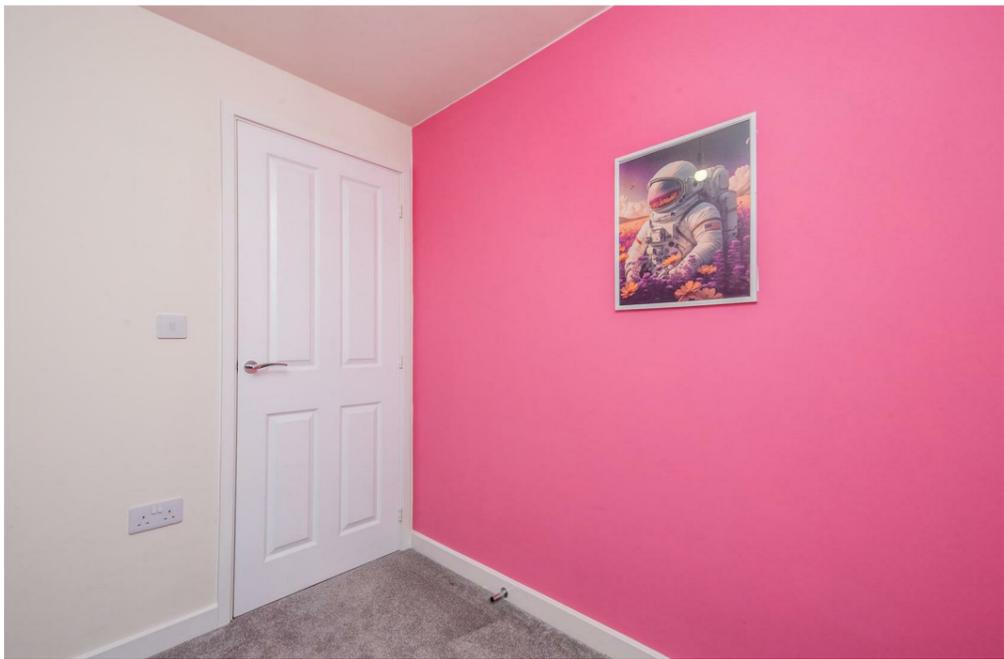




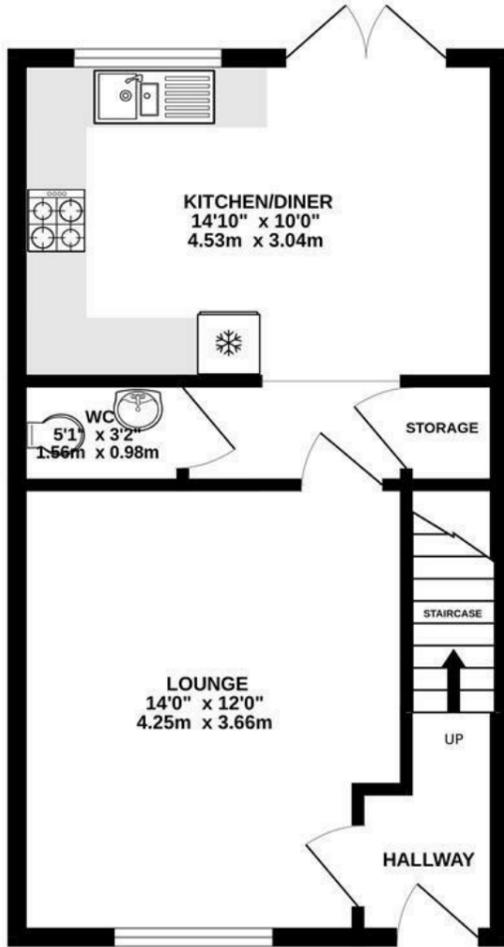




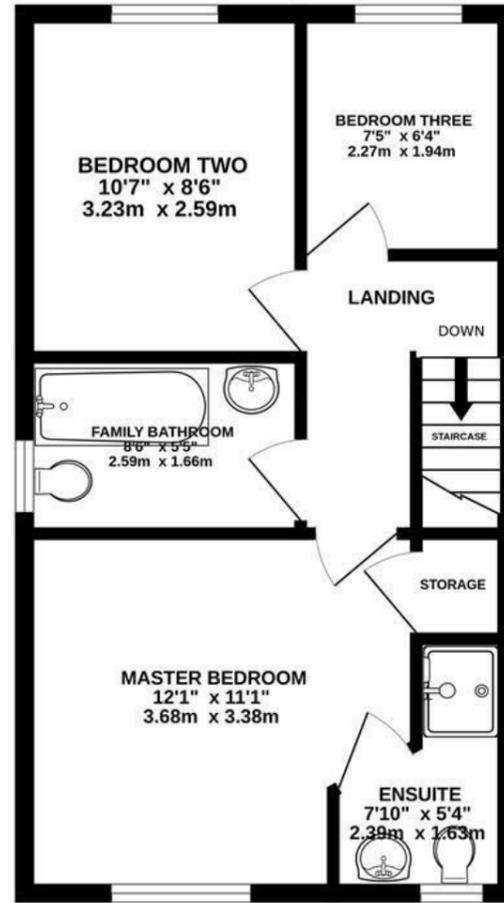




GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

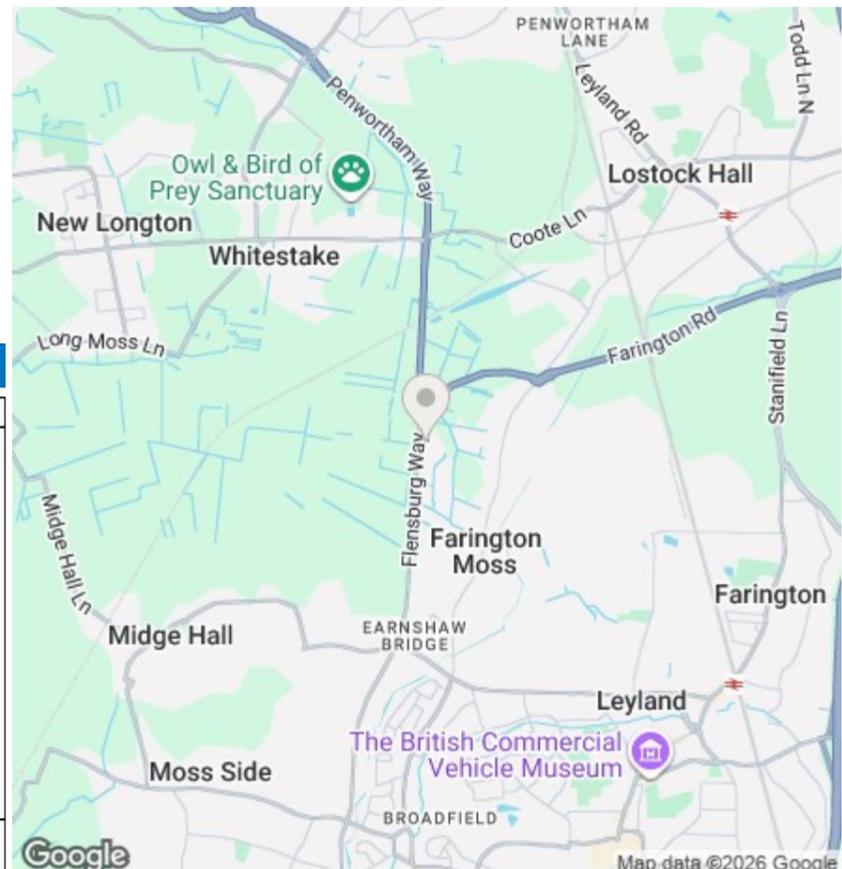


TOTAL FLOOR AREA : 807 sq.ft. (74.9 sq.m.) approx.

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>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	