



BEN ROSE

Moss Lane, Farington Moss, Leyland

Offers Over £460,000

Ben Rose Estate Agents are pleased to present to market this modern four-bedroom detached home, located on a no-through access road in the sought-after area of Farington Moss, Lancashire. Perfectly suited for families, this beautifully presented property boasts a high standard of living throughout. Farington Moss offers a peaceful setting while still providing excellent access to nearby towns such as Leyland and Preston. Local amenities, including shops and schools, are within easy reach, and the property benefits from fantastic travel links, with Leyland train station nearby, regular bus services, and convenient access to the M6 and M61 motorways.

Upon entering the home, you're welcomed into a spacious reception hall that grants access to the ground floor rooms. The lounge is generously sized and offers a cozy setting for family relaxation. Adjacent is a well-appointed study, ideal for those working from home. The heart of this home is the stunning open-plan kitchen/diner/family room, which spans the entire width of the property. The modern kitchen comes complete with integrated appliances and a breakfast bar, seamlessly opening into the family room or second lounge. Large bi-folding doors flood the space with natural light and lead directly out to the rear garden, creating a perfect indoor-outdoor flow. A utility room adds further convenience, whereas a downstairs WC completes this level.

Moving to the first floor, the open landing leads to four double bedrooms, each offering ample space. The master bedroom is a true retreat with its private en-suite and large fitted wardrobes. Bedroom two also benefits from its own en-suite and fitted wardrobes, while the remaining two bedrooms share a stylish three-piece family bathroom.

Externally, the property boasts a driveway with space for up to four cars, leading to a partially converted double garage. The front of the garage remains useful for storage, while the rest has been transformed into a fantastic bar/games room, complete with a fully fitted bar area and access to a private, covered yard, which is ideal for social events or to simply relax. The rear garden features a raised patio, ideal for outdoor dining, and a lawned area perfect for children to play.

This home offers the perfect balance of modern living and family-friendly design.



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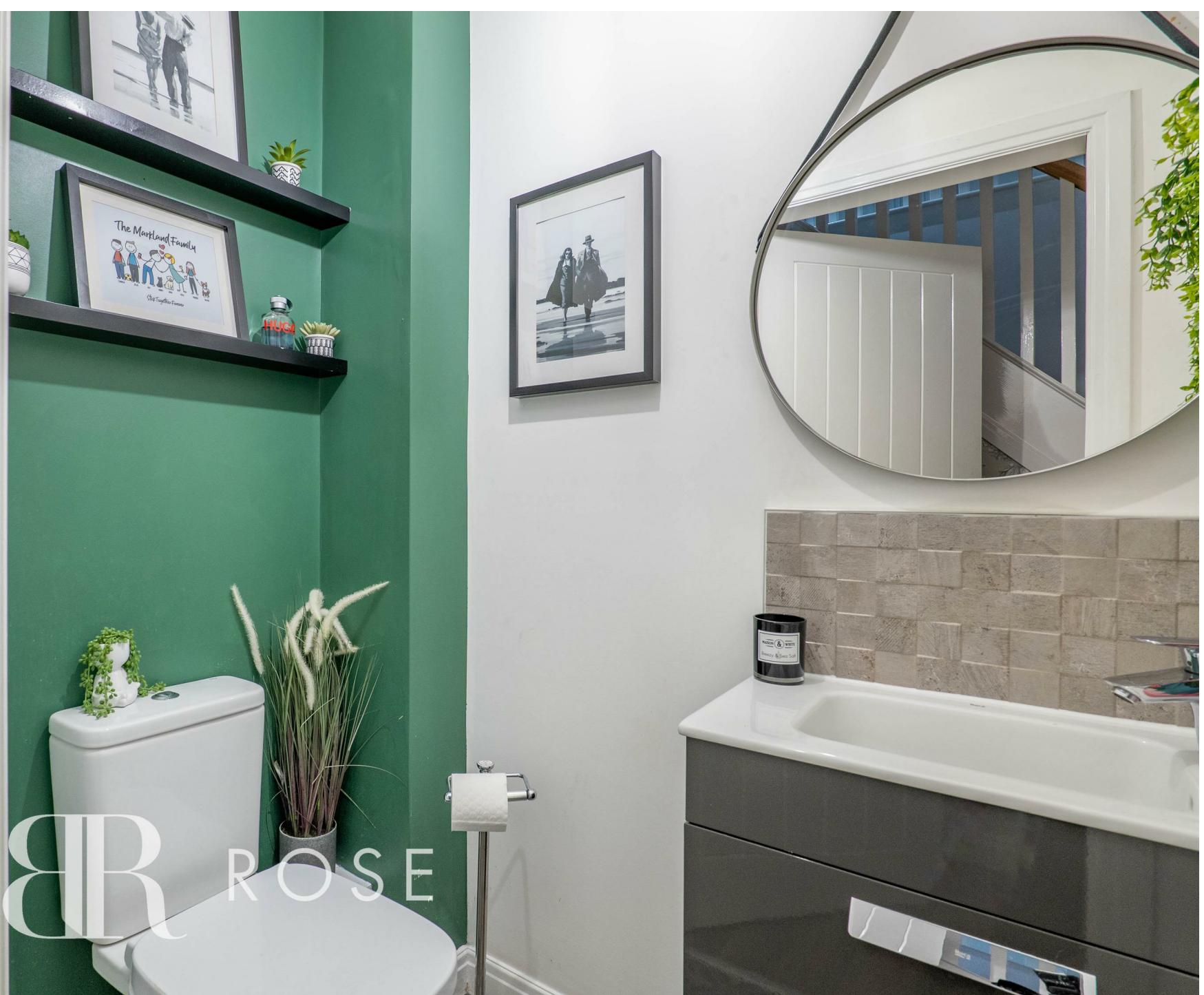
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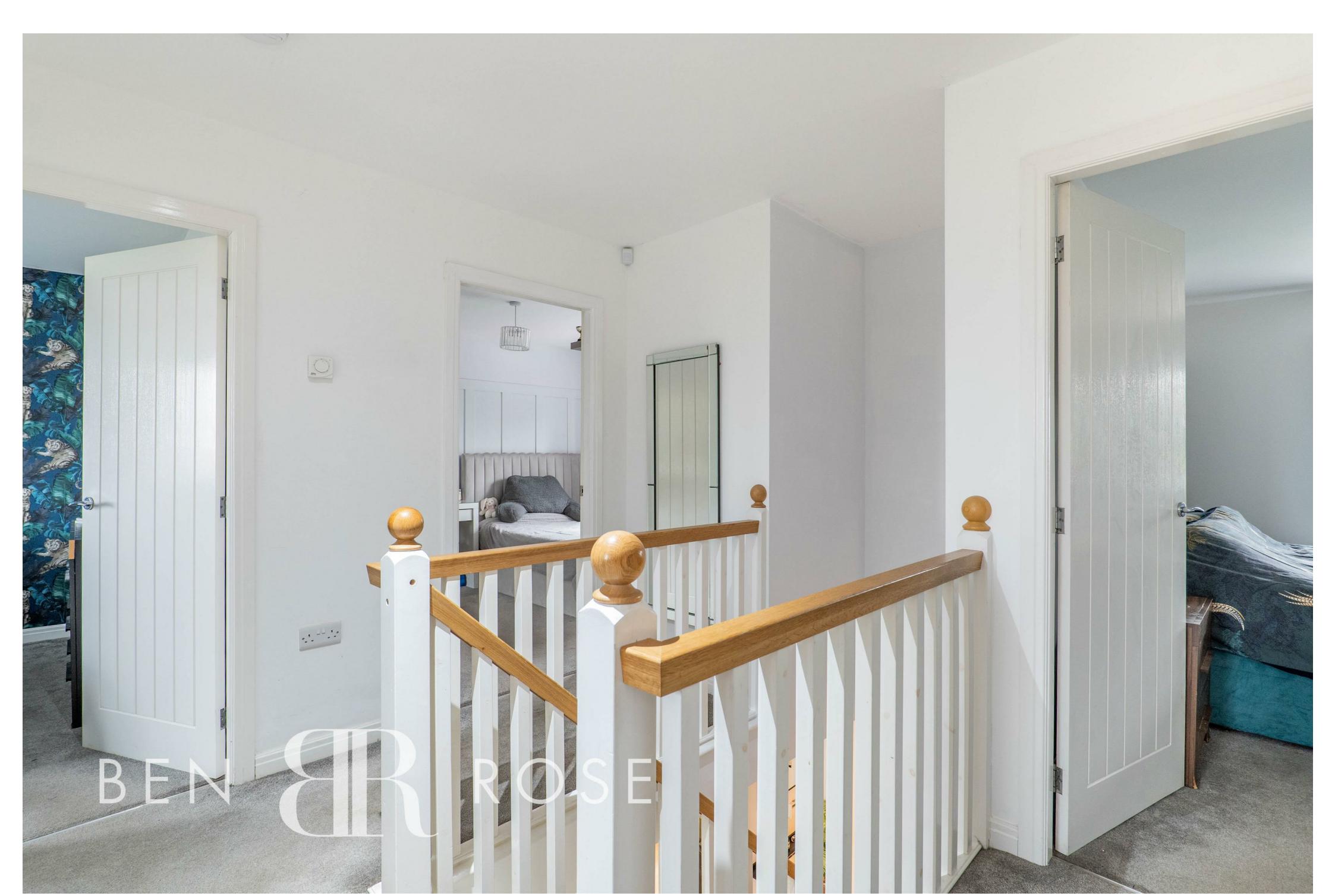
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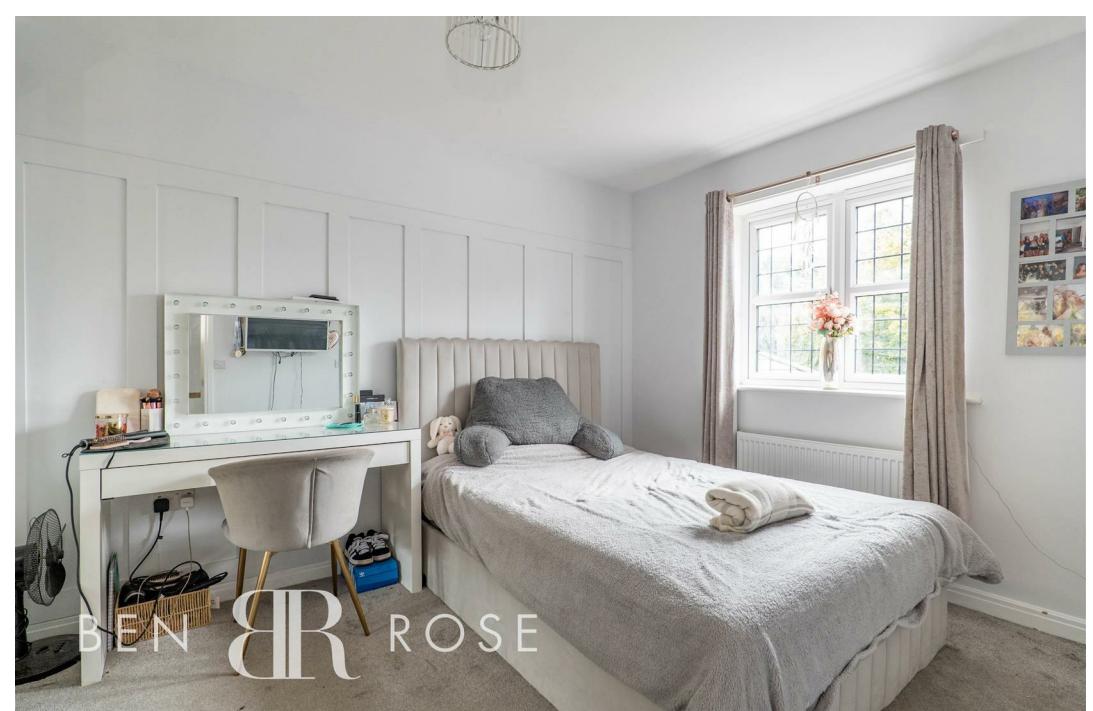
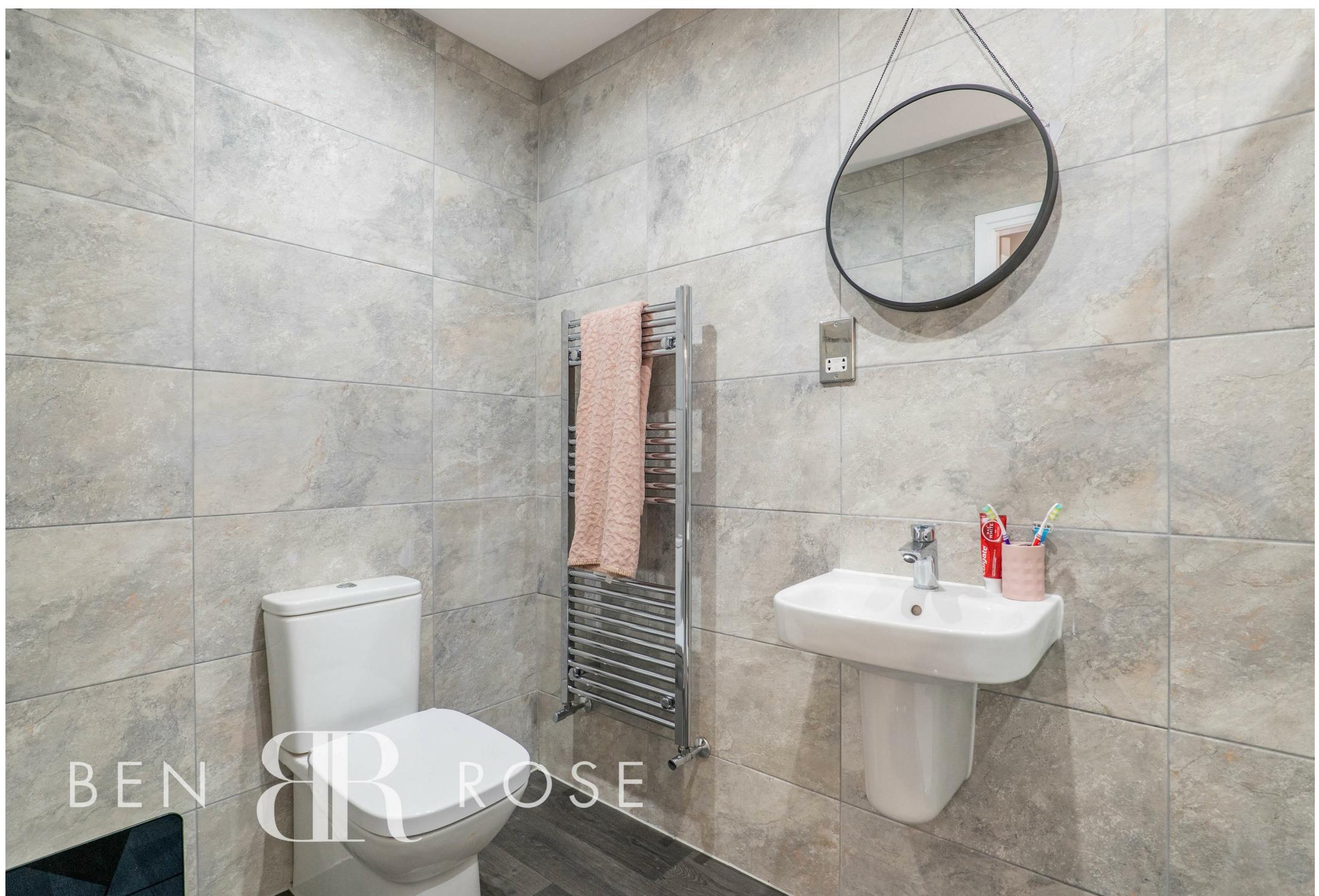


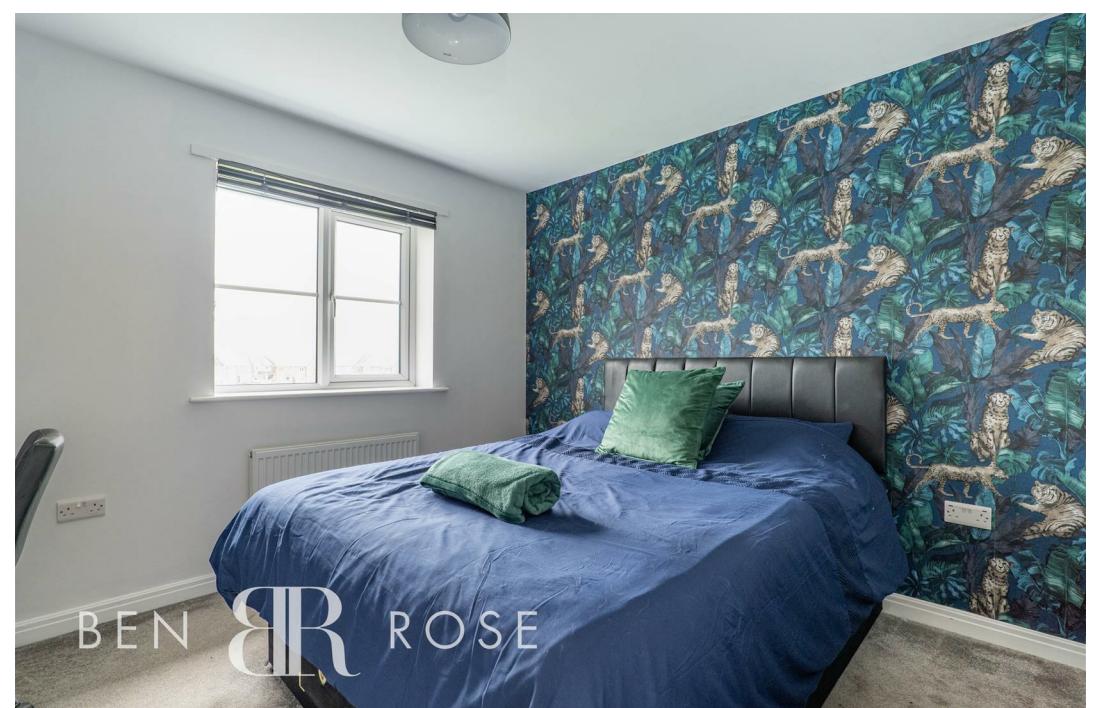
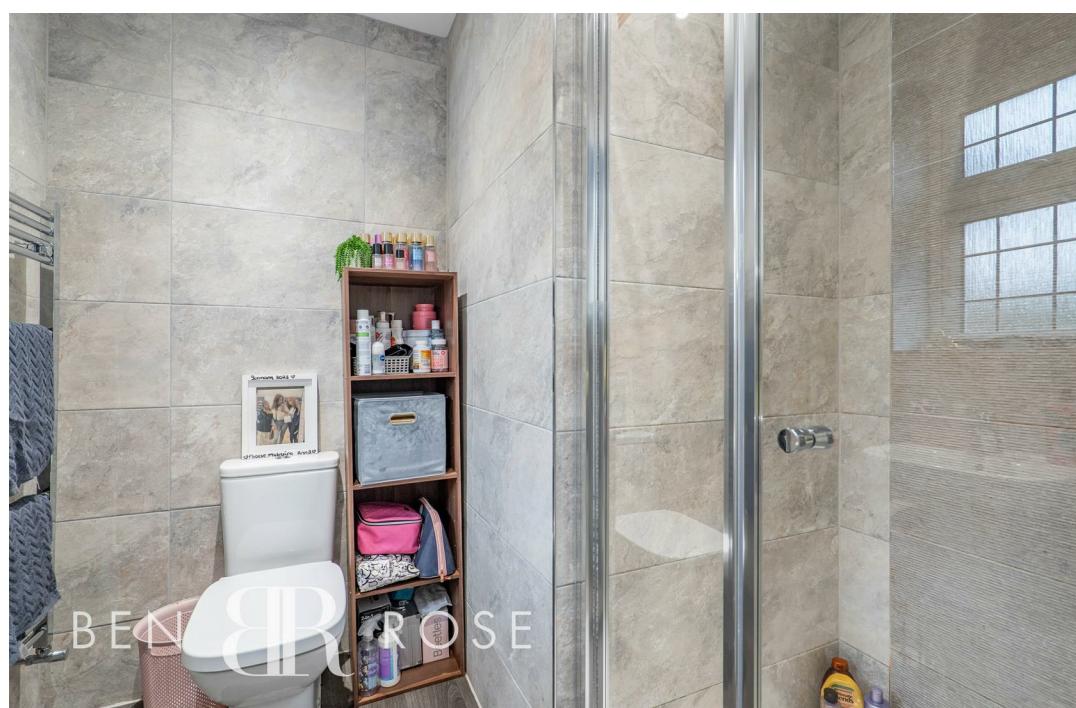
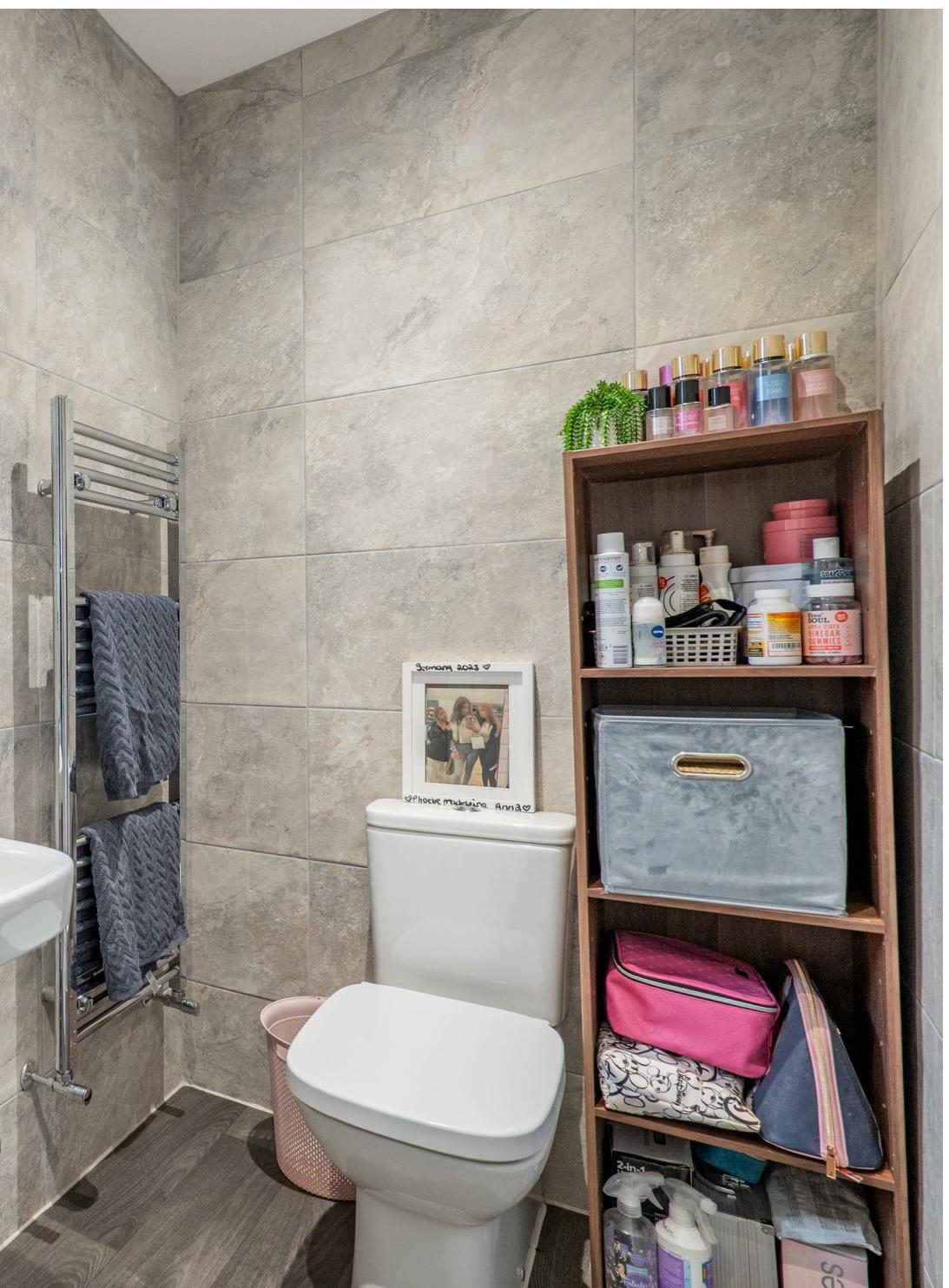
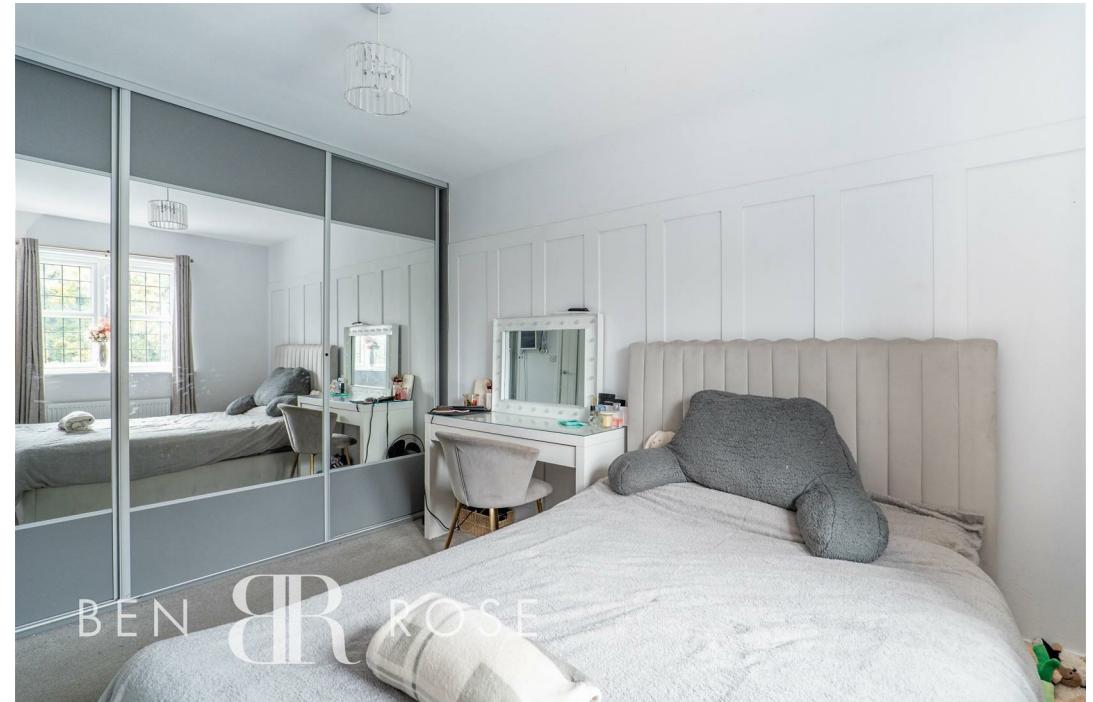
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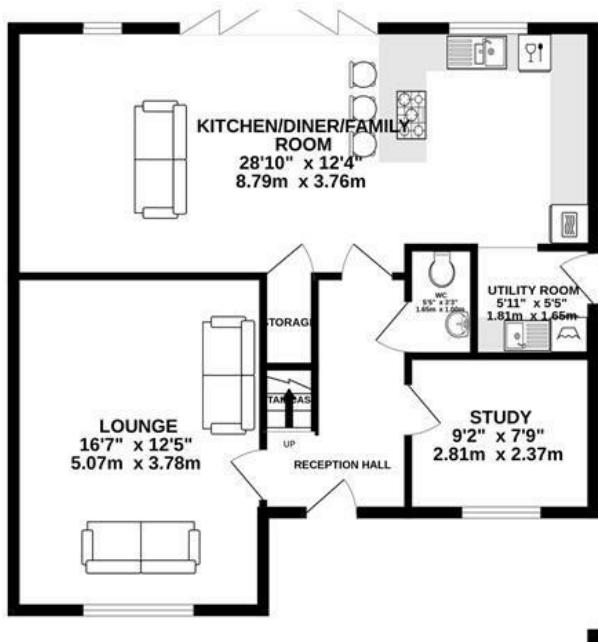


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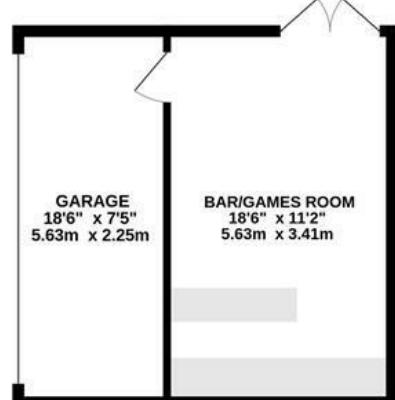


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GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq.ft. (170.7 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	93
(81-91)	B	85
(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		
England & Wales	EU Directive 2002/91/EC	

