



**Woodville Street, Farington, Leyland**

**Offers Over £159,995**

Ben Rose Estate Agents are delighted to bring to market this three bedroom, mid-terrace property in Leyland. This would be an ideal home for a family or first time buyer looking to get onto the property ladder. The property is situated near to Leyland's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, featuring a beautiful bay window that creates a perfect window seat area, along with a charming fireplace and a stylish feature wall.

Moving through, you enter the open-plan kitchen/diner. The kitchen provides ample storage and worktop space, with room for integrated appliances and a convenient breakfast bar. The dining area offers plenty of space for a large family dining table and includes access to the useful under-stairs storage. A single door from here leads out to the rear garden.

Upstairs, you will find three well-proportioned double bedrooms, with bedrooms two and three benefiting from integrated storage.

Externally, the front of the property offers ample on-street parking and an enclosed front yard. At the rear, there is a generously sized garden featuring a paved patio, a laid lawn, a raised decking area, and a charming summer house—perfect for outdoor relaxation.



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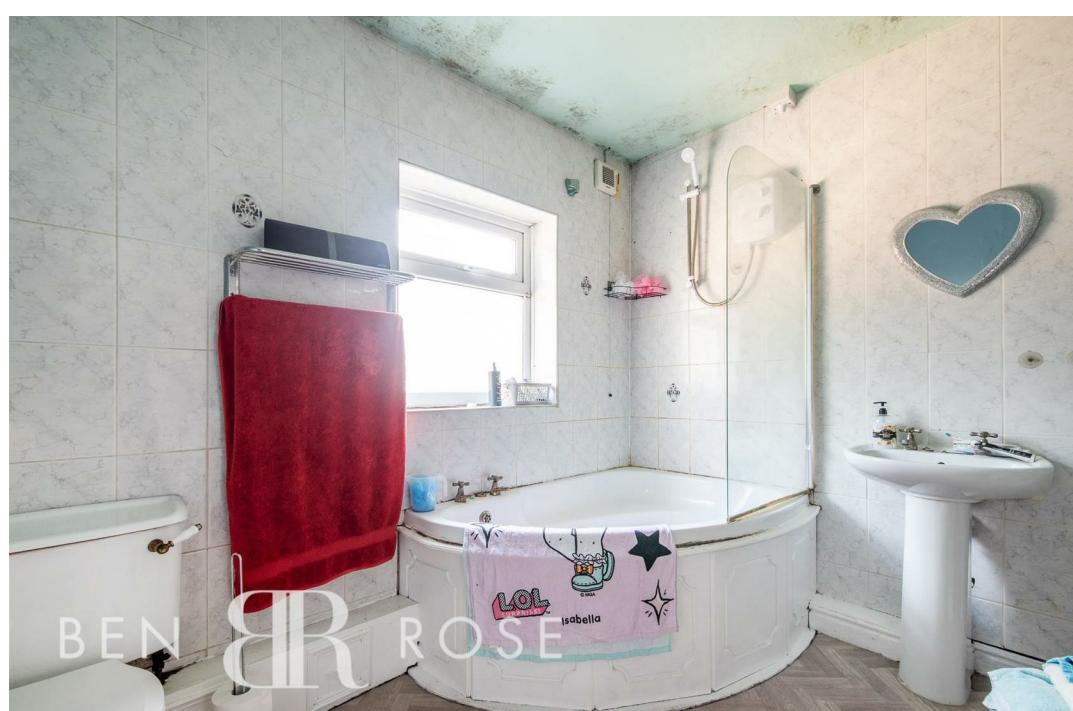


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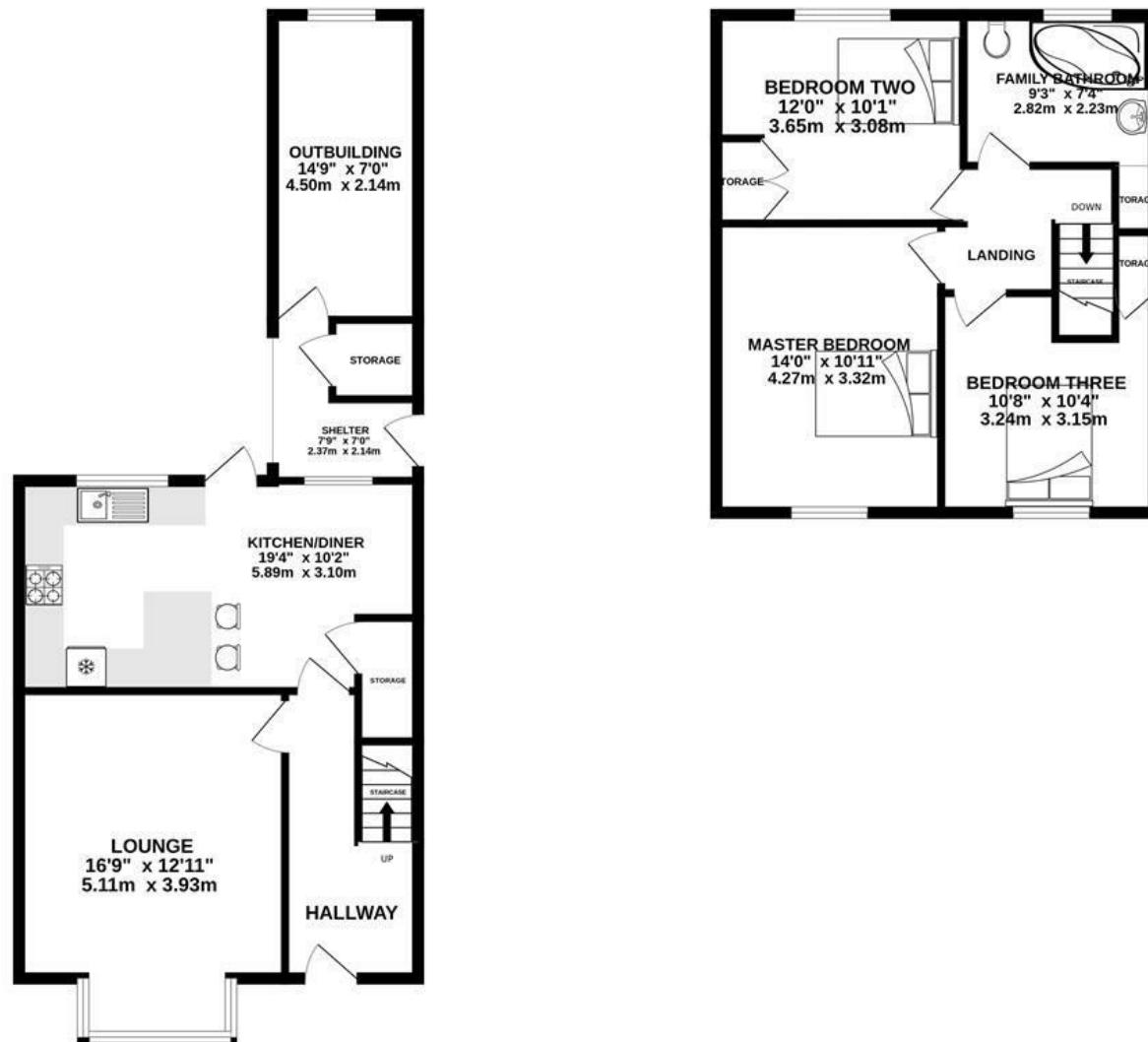




# BEN ROSE

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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		
<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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

