



## Rose Street, Farington, Leyland

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home situated in the popular residential area of Farington, Lancashire. Offering generous living space and fantastic potential for families, this property provides a wonderful opportunity for buyers to put their own stamp on a well-proportioned home in a highly convenient location. Farington remains a sought-after area thanks to its close proximity to local shops, supermarkets, reputable schools and everyday amenities, while also benefiting from excellent transport links. The M6, M61 and M65 motorways are all easily accessible, making commuting straightforward, and nearby train stations at Leyland and Preston offer direct routes to surrounding towns and cities. With Preston city centre, local parks and leisure facilities all within easy reach, the location is perfectly suited to modern family living.

Upon entering the home, you are welcomed into a hallway leading through to a particularly spacious lounge, enhanced by a large front window that allows plenty of natural light to fill the room. The generous proportions provide ample space for a variety of seating arrangements, making it an ideal setting for relaxing or entertaining. To the rear of the property is a good-sized kitchen diner, offering plenty of storage and workspace along with room for a family dining table. Just off the kitchen is a convenient downstairs WC, which also benefits from additional understair storage. Completing the ground floor is a conservatory featuring a media wall, providing a versatile extra reception area that could be used as a second lounge, playroom or home office space. To the first floor, the property offers two well-proportioned double bedrooms, both providing comfortable accommodation for family members or guests. A third single bedroom, currently utilised as a dressing room, would equally serve well as a nursery or study.

Finishing the internal accommodation is a modern family bathroom, fitted with a contemporary suite.

Externally, the property benefits from a side-by-side driveway to the front, providing off-road parking for two vehicles. To the rear is a low-maintenance garden laid with artificial grass, offering a practical outdoor space for children or pets, with room for seating and outdoor enjoyment. This home presents an excellent opportunity for families seeking spacious accommodation in a convenient location, with the scope to personalise and create a space truly their own.





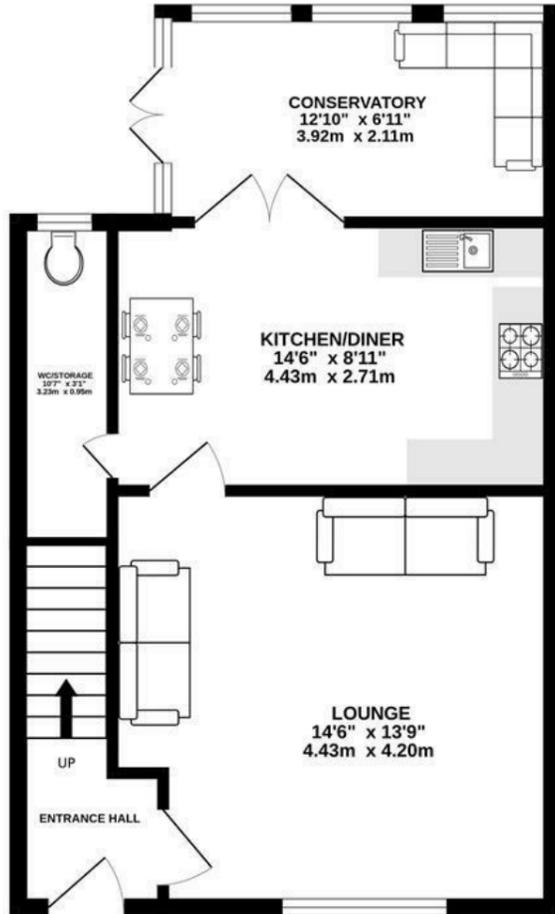




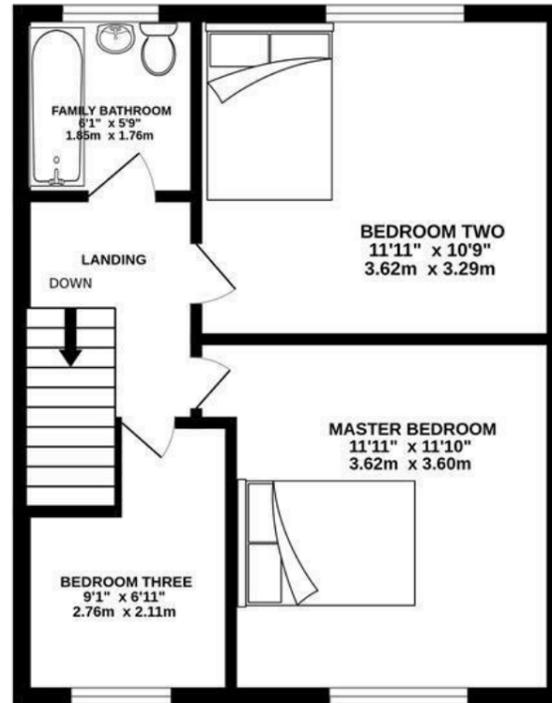




GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 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>		
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