



Alvis Close, Farington, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, occupying a desirable corner plot within a modern and family-friendly development in the ever-popular area of Farington, Leyland. Offering bright, contemporary living spaces throughout, this home has been thoughtfully designed to suit modern family life, with well-proportioned rooms, a spacious kitchen/diner and a private rear garden ideal for both relaxing and entertaining. Conveniently situated close to a range of everyday amenities, including supermarkets, well-regarded schools, parks and leisure facilities, the property also enjoys excellent transport connections. Leyland Train Station is just a short drive away, providing direct rail links to Preston, Manchester and Liverpool, whilst nearby bus routes and easy access to the M6, M61 and M65 motorways make commuting across the North West straightforward. The home is also within easy reach of Preston city centre, Worden Park and Cuerden Valley Park, offering fantastic recreational opportunities for the whole family.

Stepping through the welcoming entrance hall, you'll find access to all of the principal ground floor rooms. To one side sits the spacious lounge, a bright and inviting reception room that benefits from dual windows, allowing natural light to flood the space throughout the day. Opposite is the modern kitchen, thoughtfully fitted with a range of integrated appliances, generous worktop space and ample storage, whilst comfortably accommodating a family dining table to create an ideal hub for everyday living. Completing the ground floor is a convenient WC along with the staircase leading to the first floor.

Moving upstairs, the landing provides access to three well-proportioned bedrooms. The principal bedroom is particularly impressive, benefiting from its generous size as well as a contemporary en-suite shower room. The second bedroom is another comfortable double, ideal for family members or guests, whilst the third bedroom is currently utilised as a home office but would equally make an excellent child's bedroom or nursery. Serving the remaining bedrooms is a modern three-piece family bathroom, finished to a tasteful standard.

Externally, the property occupies an attractive corner plot with neatly maintained lawned areas, mature hedging and a double-width driveway positioned to the side of the home, providing off-road parking for two vehicles. To the rear, the enclosed garden offers a wonderful outdoor space for families, featuring a versatile combination of lawn, paved patio and decked seating areas, making it perfect for everything from children's play to outdoor dining and summer entertaining. With ample room for garden furniture and secure fencing providing privacy, this fantastic outdoor space complements the home perfectly. Combining modern accommodation, generous living space and an excellent location, this is a superb opportunity for families looking to move straight into a home that offers both comfort and convenience.





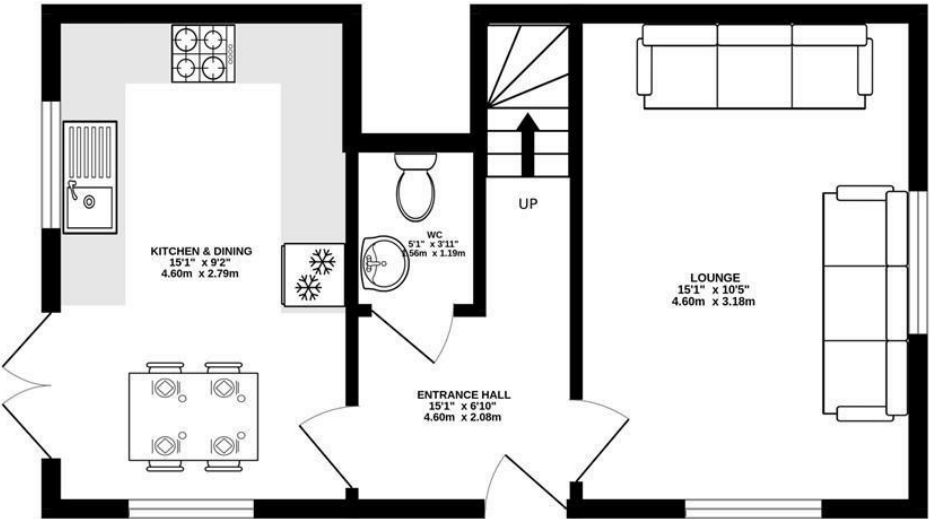




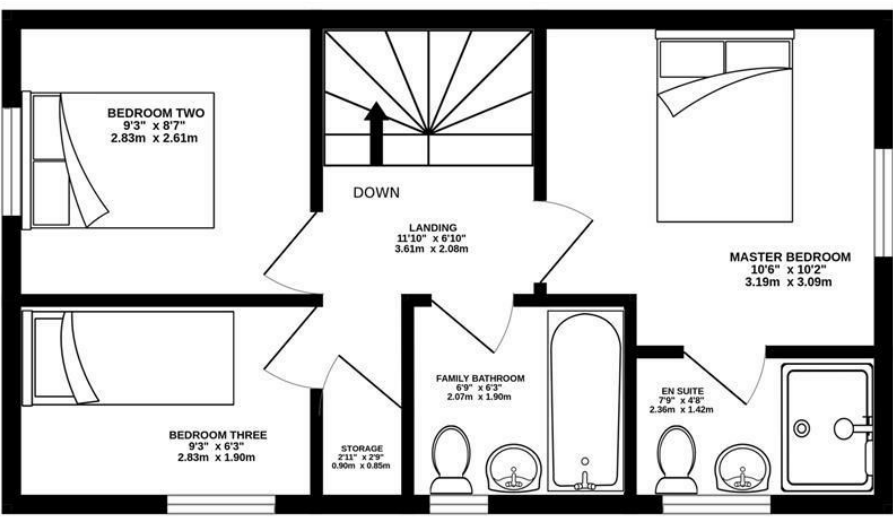




GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

