



Bispham Avenue, Farington Moss, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom detached home, located on a quiet and highly sought-after development in Farington Moss, Lancashire. Perfectly suited for first-time buyers or small families, this delightful property offers a serene setting with a beautifully landscaped rear garden backing onto the tranquil River Lostock. The home enjoys excellent connectivity, with nearby access to the M6 and M61 motorways, providing easy travel to surrounding towns and cities. Leyland and Preston are just a short drive away, offering a wealth of amenities, including schools, shops, and leisure facilities, while Lostock Hall train station is within easy reach for those commuting further afield.

Upon entering the property, you are welcomed into the reception hall that provides access to most of the ground floor rooms. The front lounge is generously proportioned, featuring a large front-facing window that floods the room with natural light and a cozy feature fireplace as its centerpiece. You'll also find fitted cupboards and shelving that take up the far wall of the lounge and can be utilized however you wish. The kitchen, located to the right hand side of the home, offers ample space for freestanding appliances and a dining table, making it perfect for family meals or entertaining guests. Adjacent to the kitchen is a separate dining room that seamlessly flows into a snug area, ideal for relaxation. From the snug, sliding doors open into a light-filled conservatory, which overlooks the rear garden and creates a perfect space to unwind. Through the conservatory, you'll find a storage room, which used to be the original garage, and a ground-floor shower room.

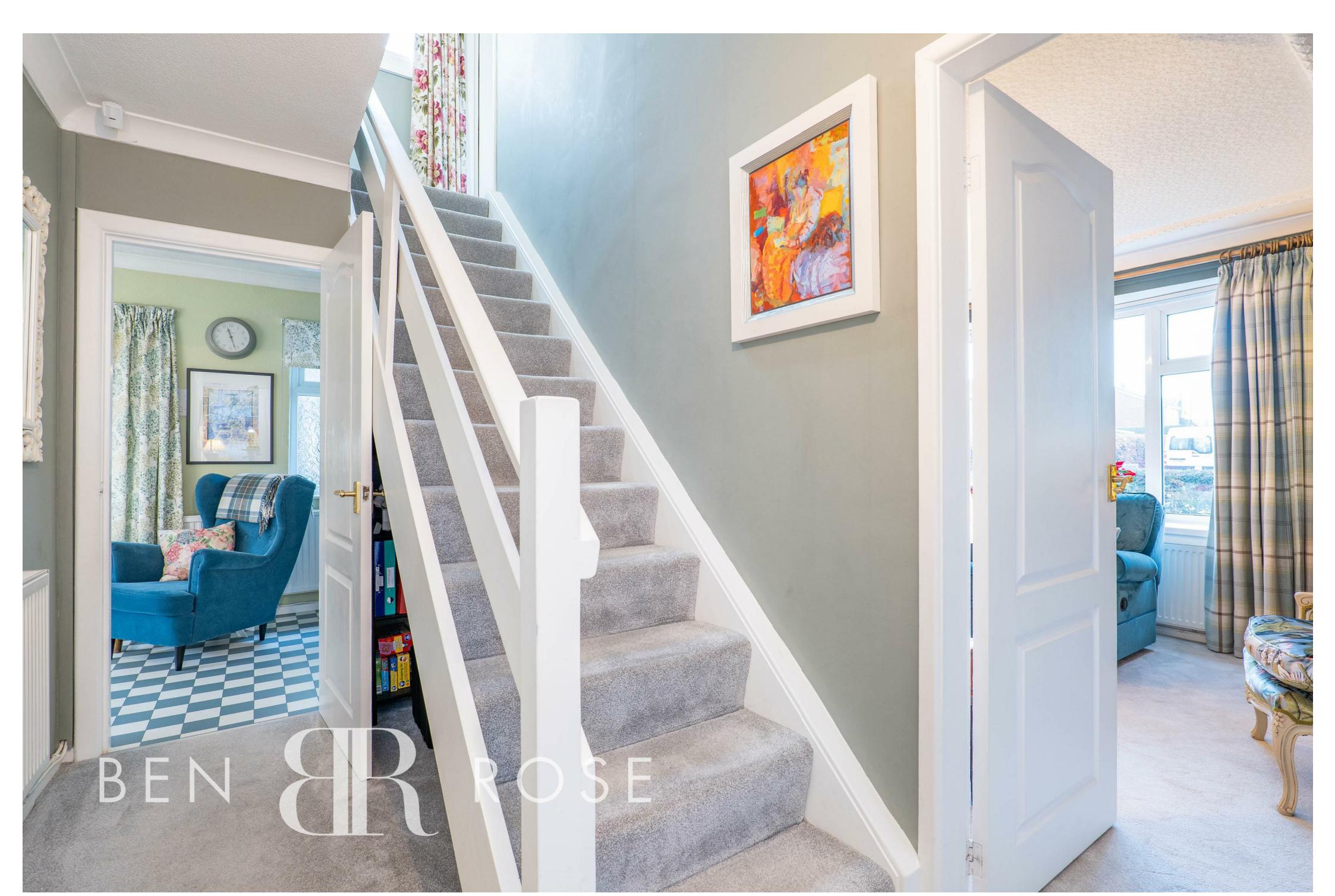
Heading upstairs, the first floor features two spacious double bedrooms, both benefiting from fitted wardrobes for ample storage. The main family shower room is also located on this level and offers integrated storage, providing a practical space for daily routines.

Externally, the property boasts a driveway with space for up to two cars, along with a low-maintenance front garden. To the rear, you'll find a beautifully presented garden. An artificial lawn leads onto a decked patio area, ideal for outdoor dining or entertaining, while the peaceful backdrop of the River Lostock adds a touch of tranquility. Additionally, the property offers private access down to the river.

This delightful home, set in such a picturesque and convenient location, is not to be missed!







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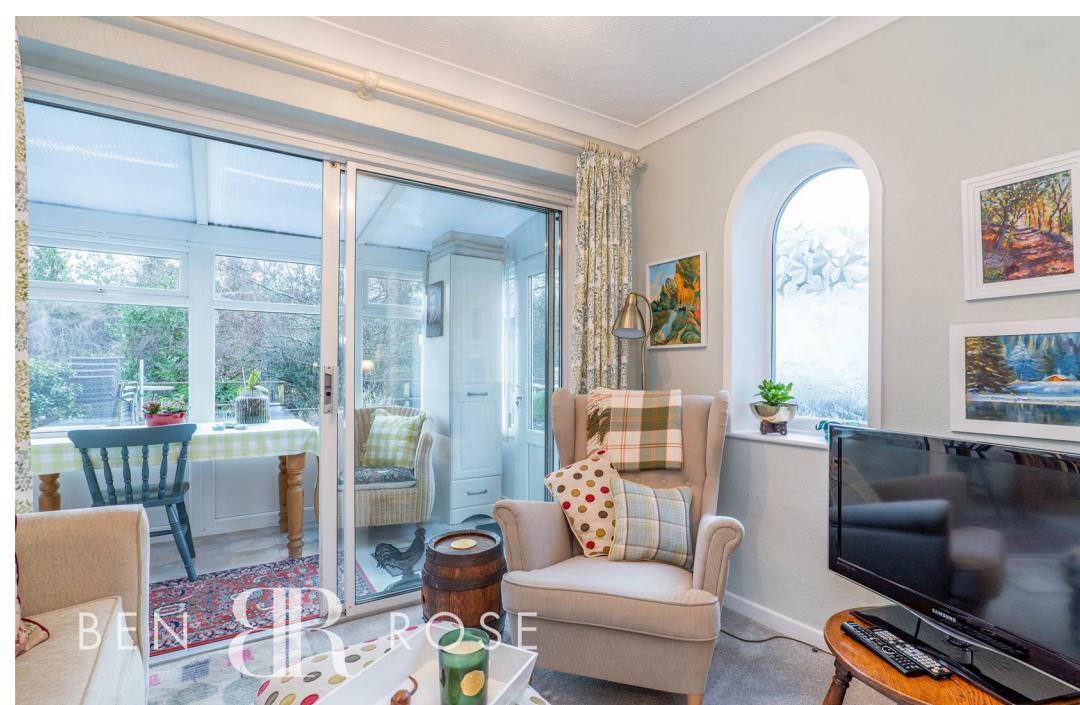


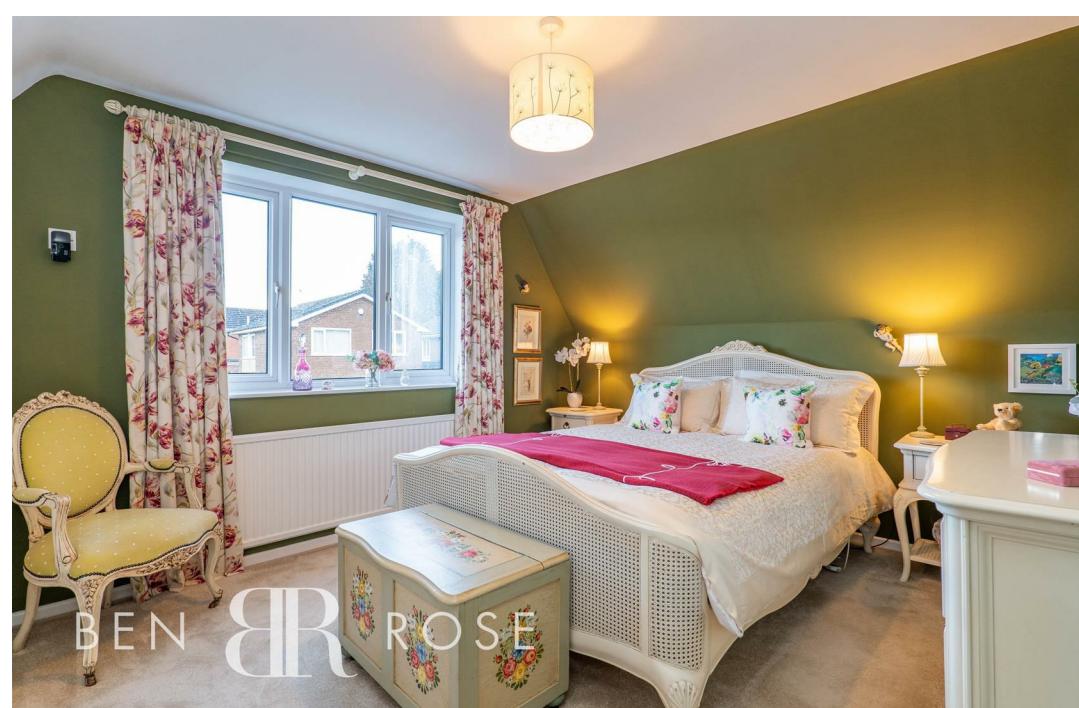
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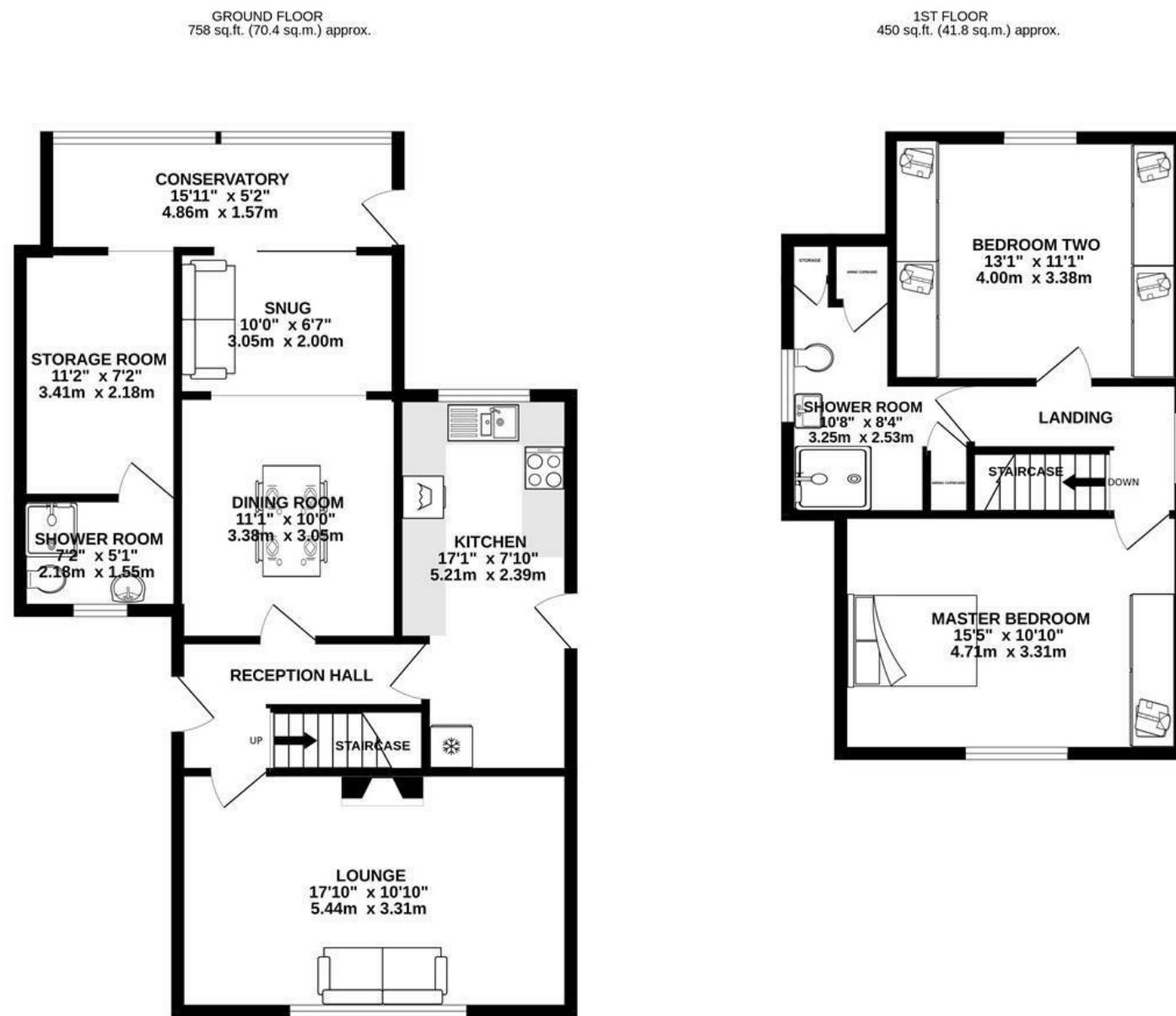


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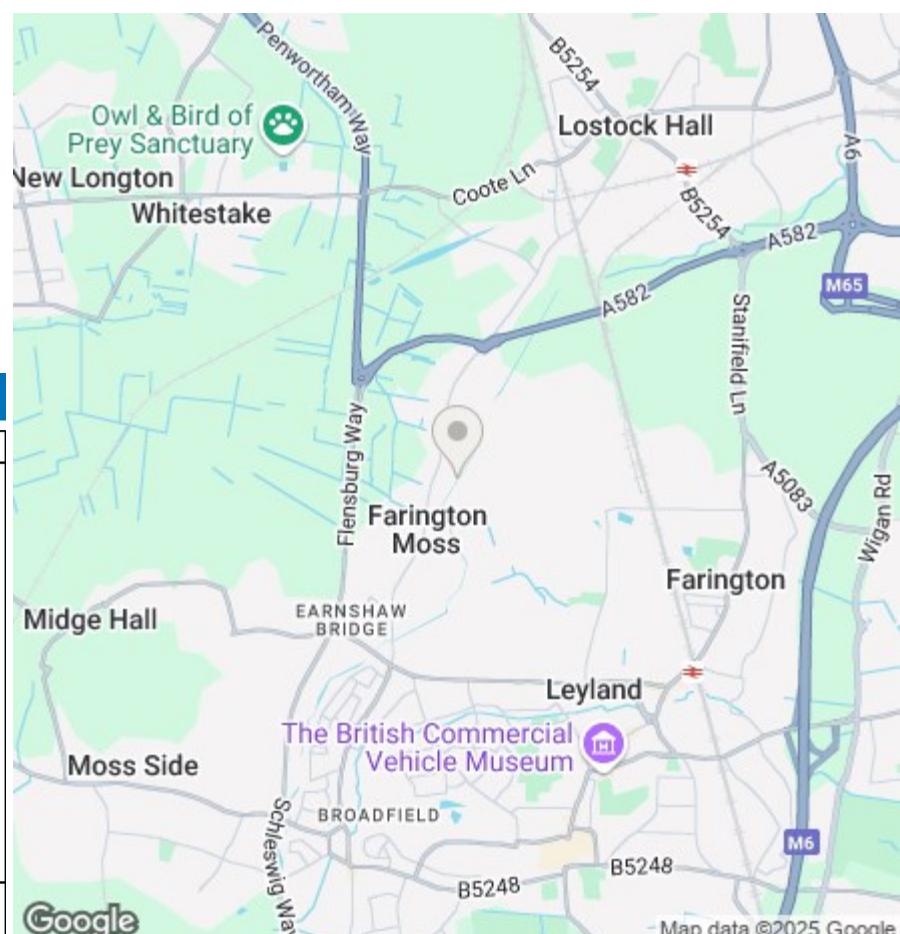
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TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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	
(81-91)	B	
(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		
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