



## St. Pauls Close, Farington Moss, Leyland

Offers Over £340,000

Ben Rose Estate Agents are delighted to present this extended, four bedroom detached property, situated in a quiet and family-friendly cul-de-sac within the highly sought-after village of Farington Moss. This ideal family home offers generous indoor and outdoor space, making it perfect for a growing household. Conveniently located just a short drive from Leyland town centre, the property benefits from excellent schools, supermarkets, and amenities, while enjoying superb travel links via nearby bus routes. The M6 and M61 motorways are easily accessible, and Preston City Centre is only a short drive away. Early viewing is highly recommended to avoid disappointment.

Upon entering, the spacious entrance hall provides access to the majority of the ground floor rooms. To the front, the generous lounge features a gas fireplace and a large front-facing window, allowing for an abundance of natural light. Moving through, the extended dining and family room offers a versatile living space, easily accommodating a large dining table, sofa set, and additional furnishings, with sliding doors leading out to the garden.

At the end of the hall, a convenient WC is situated alongside the kitchen, which is of a good size and modern in design. The kitchen features ample wall and base units, room for freestanding appliances and provides access to the rear porch, ideal for storing outdoor belongings. From the rear porch, there is direct access to the garden. Completing the ground floor is an integrated single garage, suitable for car parking, storage, or potential conversion into additional living space.

On the first floor, the home offers four spacious double bedrooms, providing ample room for family members or guests. The family bathroom is well-sized and fitted with a three-piece suite, including an over-the-bath shower.

Externally, the large rear garden features both a lawn and a patio area, perfect for outdoor entertaining. Gated access is available down the side of the home, leading to the front driveway. The driveway itself can accommodate two cars and is complimented by an easy-to-maintain lawn.



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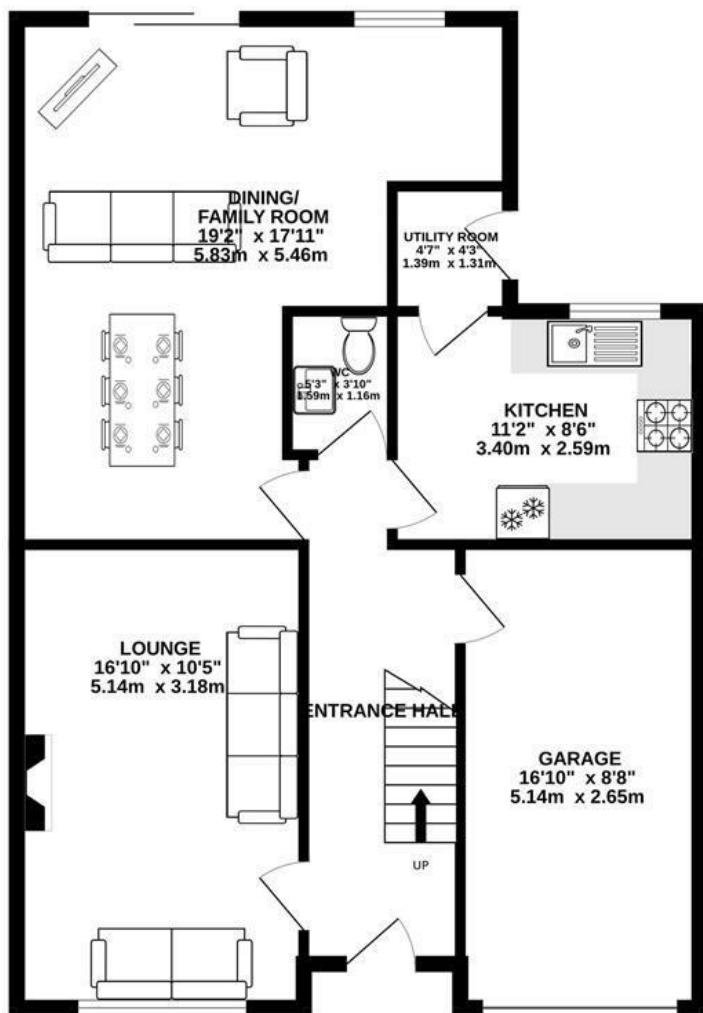


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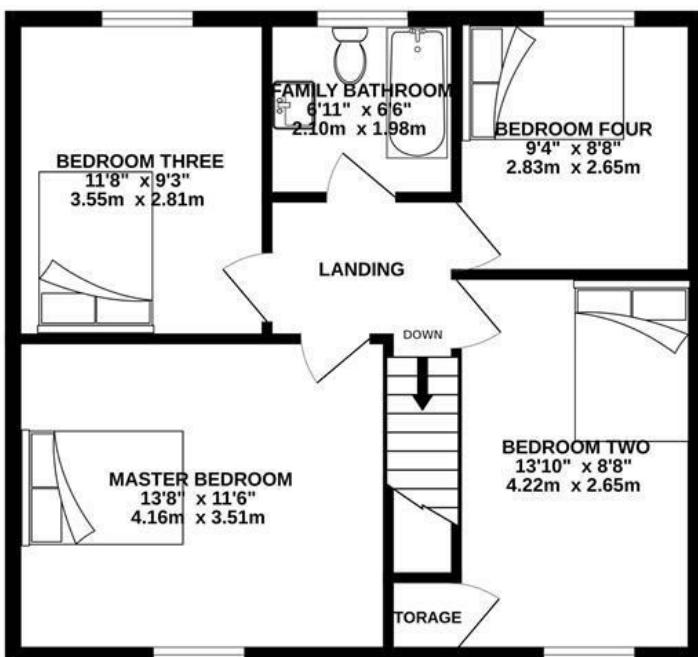


# BEN ROSE

GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

