



## Boardman Close, Farington, Leyland

Offers Over £190,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bedroom, semi-detached property in the sought after village of Farington. The property is found in a secluded location and would be an ideal family home or for a first time buyer looking to get onto the property ladder. The property is situated near to the town of Leyland and is surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby Leyland train station and M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming entrance hall leading through to the spacious lounge with large front-facing window letting ample light into the property. This leads through to the modern fitted kitchen/diner with integral wall and base units, integrated oven/hob, fridge freezer, slimline dishwasher, washing machine and space for other freestanding appliances to be fitted. You will also find space for a family dining table and external patio door access to the rear. A convenient WC completes this floor.

Moving upstairs, you'll find three good-sized bedrooms and an integrated storage point accessed from the landing. You'll also find the three piece family bathroom on this floor with an overhead shower.

Externally, to the side of the property is a private driveway with space for up to three cars. To the rear is a gorgeous, secluded garden split into multiple sections. The first section features a generously sized lawn, leading to a decked patio area - perfect for social gatherings or entertaining. Beyond here is a children's play area laid with wood chippings for added safety and offering space for swings and slides.



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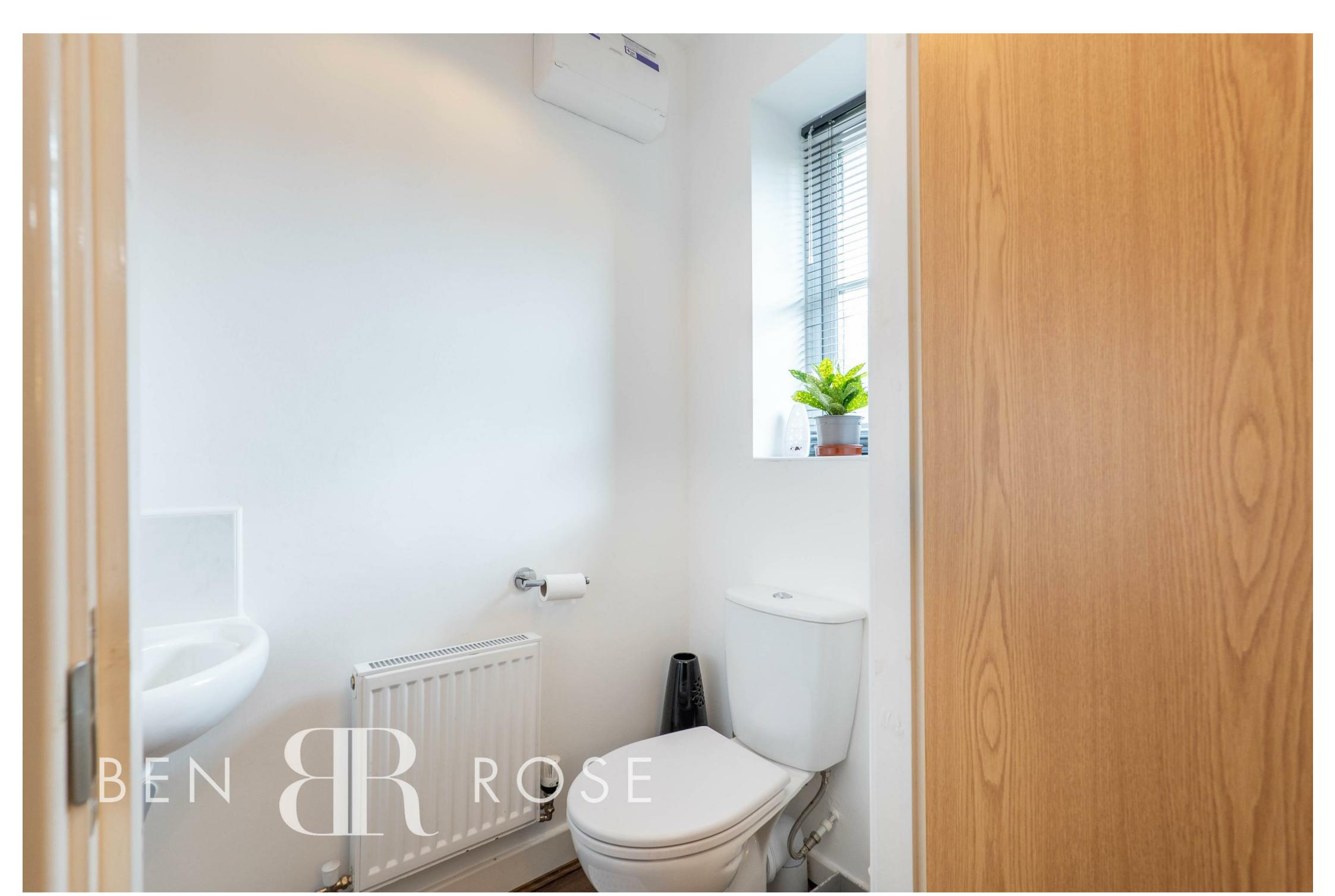


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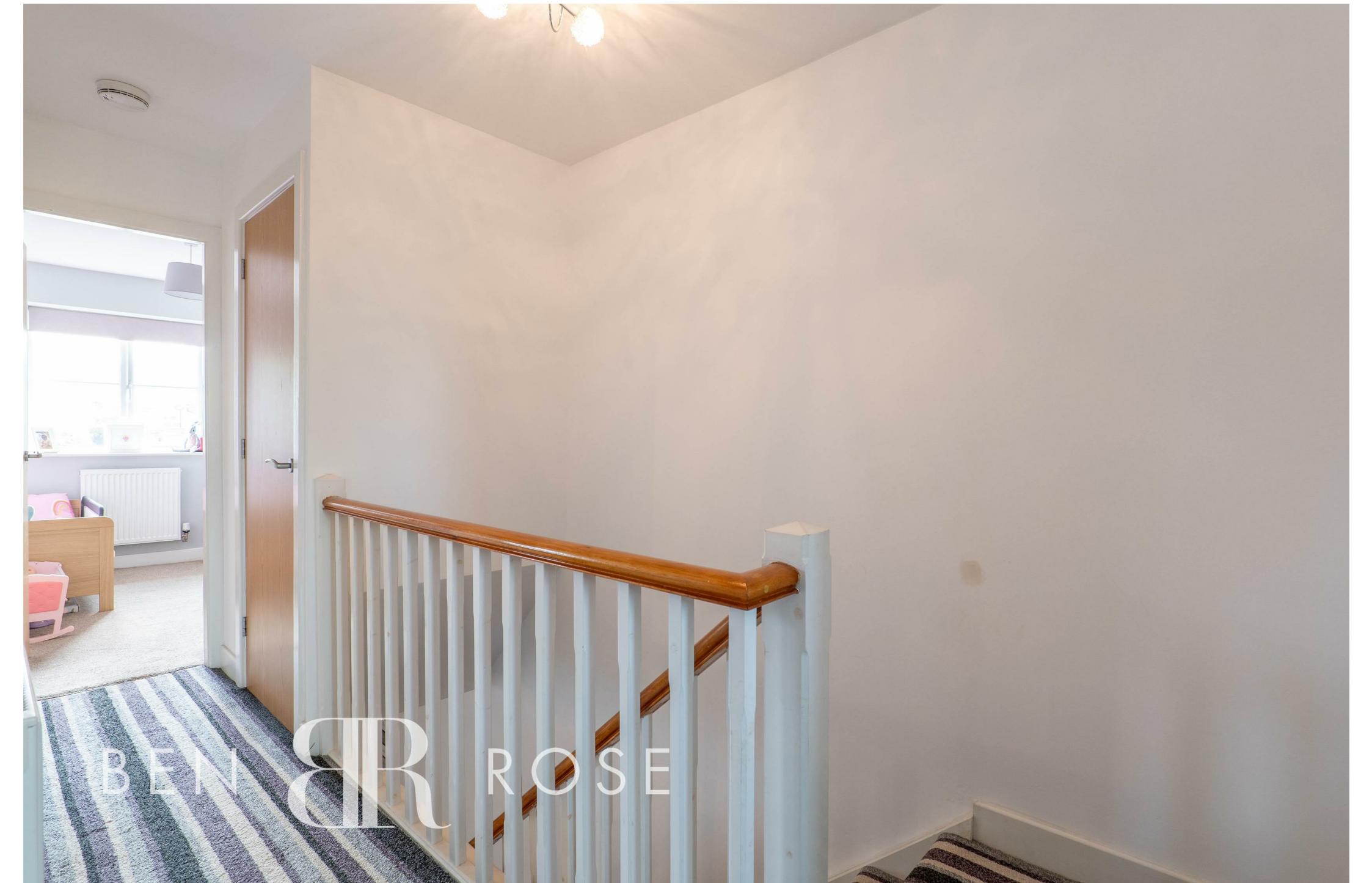


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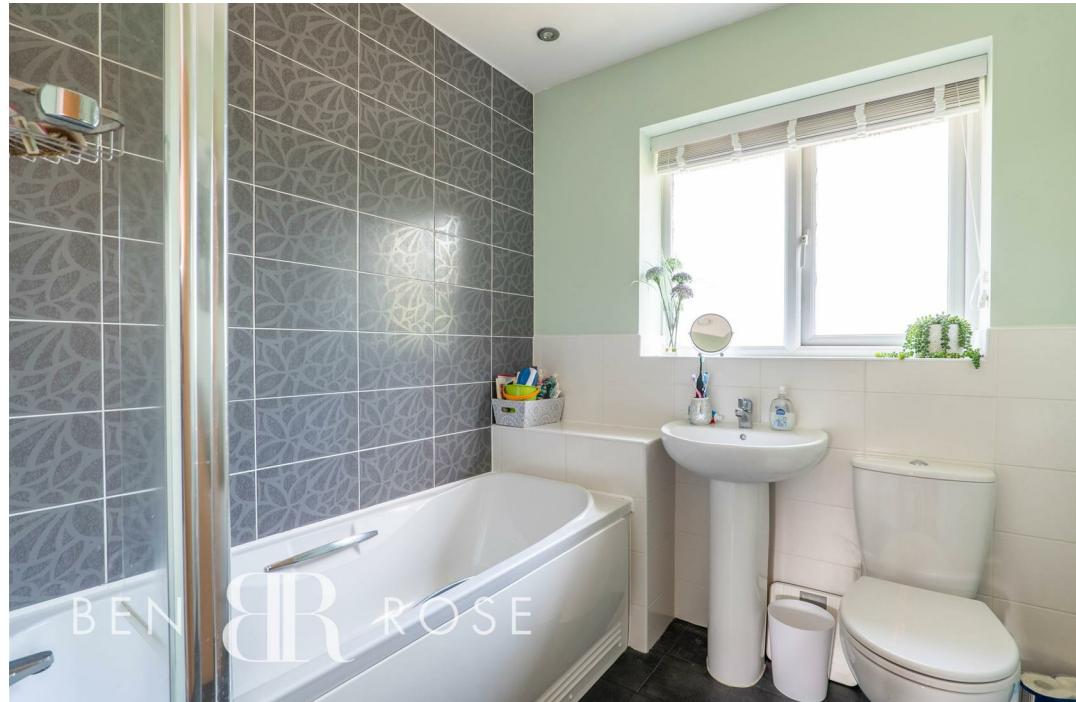
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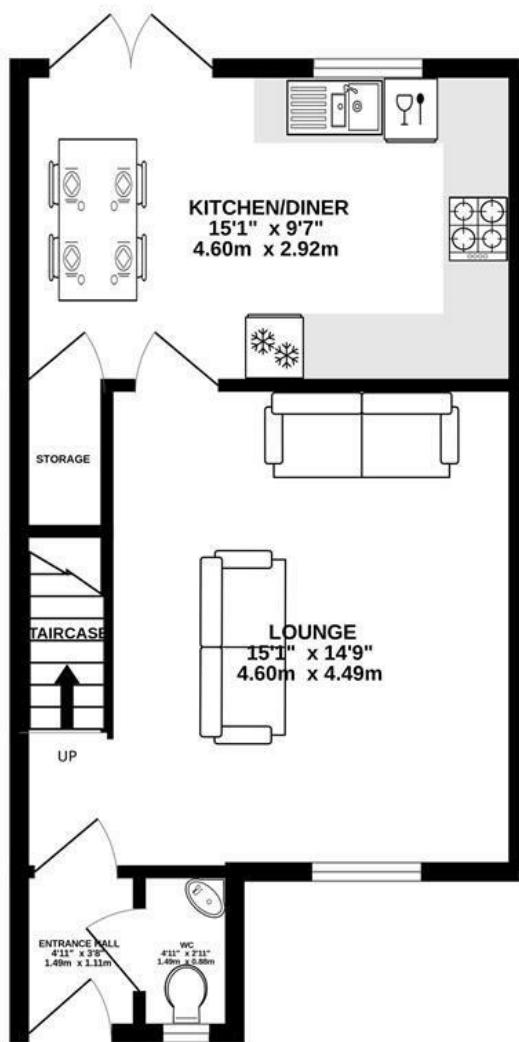




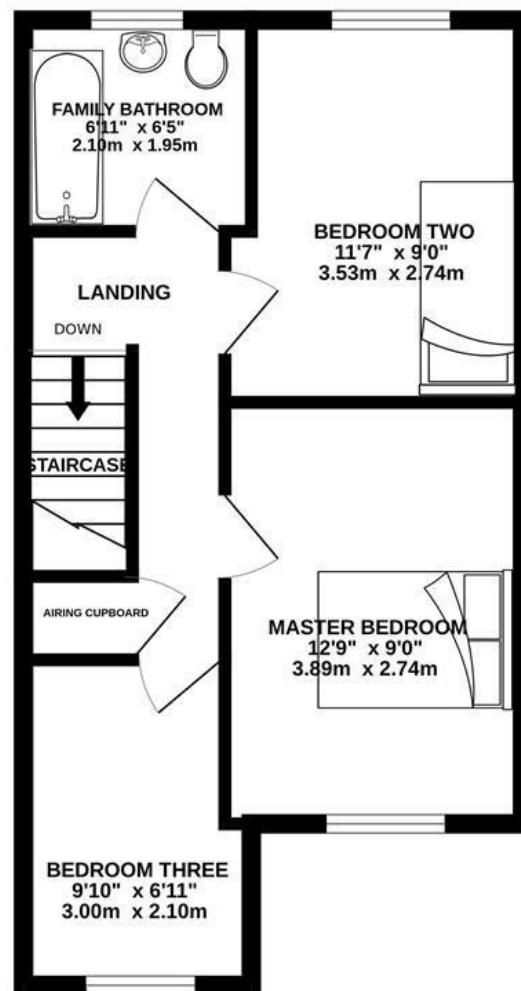


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GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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.



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	92
(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	

