



## Whitehead Drive, Farington Moss, Leyland

Offers In The Region Of £375,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, located in the sought-after area of Farington Moss. Perfect for families, this spacious property offers a well-balanced layout with modern interiors and a bright, welcoming atmosphere throughout. Situated in a peaceful residential neighbourhood, the home enjoys excellent access to local amenities, including well-regarded schools, shops, and leisure facilities. Commuters will appreciate the convenient transport links, with Leyland and Preston train stations nearby, frequent bus routes, and easy access to the M6 and M61 motorways, providing excellent connectivity to surrounding towns and cities.

As you step inside, you are welcomed by a spacious reception hall that sets the tone for the rest of the home. To the front, the inviting lounge features a charming fireplace, creating a cosy space for relaxation. Moving back through the hall, you'll find the heart of the home – a stunning open-plan kitchen and breakfast room, complete with sleek integrated appliances and a central island with a breakfast bar, perfect for casual dining. The adjoining dining area benefits from a beautiful bay window that fills the space with natural light. A convenient utility room provides additional storage and access to the garage, while at the rear, a bright and airy conservatory offers a tranquil retreat overlooking the garden.

The first floor boasts four generously sized and versatile bedrooms, ideal for growing families. The master bedroom is a true highlight, featuring fitted wardrobes and a private en-suite, while the second bedroom also benefits from its own en-suite for added convenience. The remaining two bedrooms are well-proportioned and can serve as guest rooms, home offices, or children's rooms. Completing this floor is the modern three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the property offers a driveway with space for two cars, leading up to a single garage for secure parking or extra storage. The rear garden is a beautifully maintained and private outdoor space, featuring a well-kept lawn and a charming seating area at the top of the garden, ideal for relaxing or entertaining.

With its modern interiors, fantastic location, and excellent transport links, this home is a wonderful opportunity for families looking to settle in Farington Moss.



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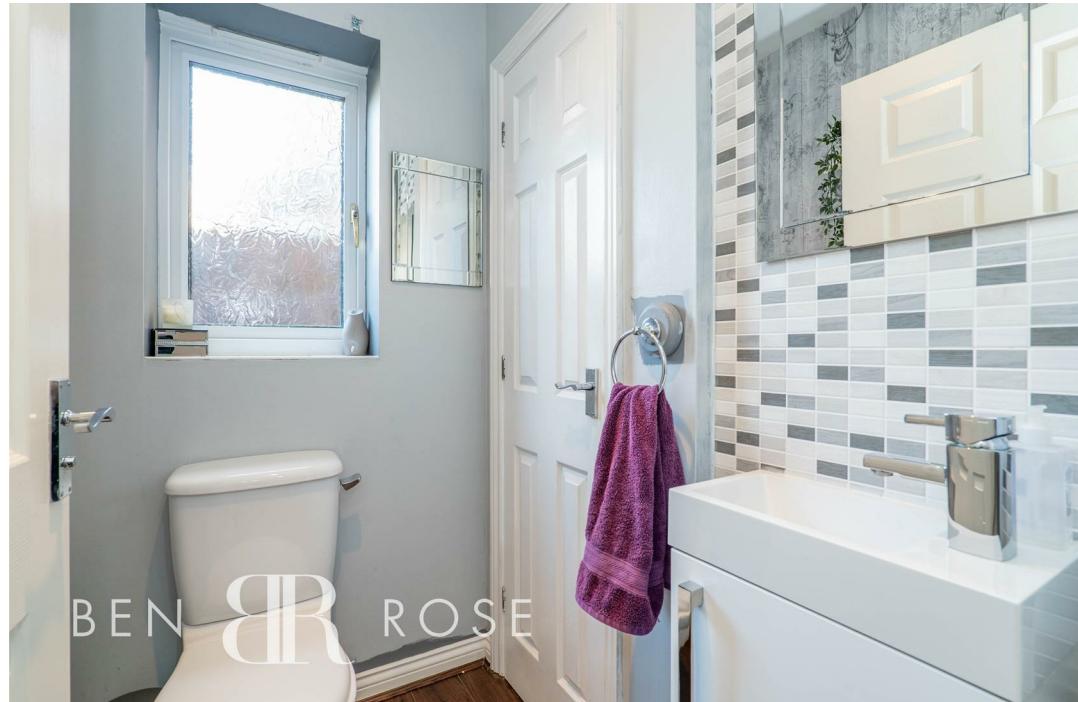


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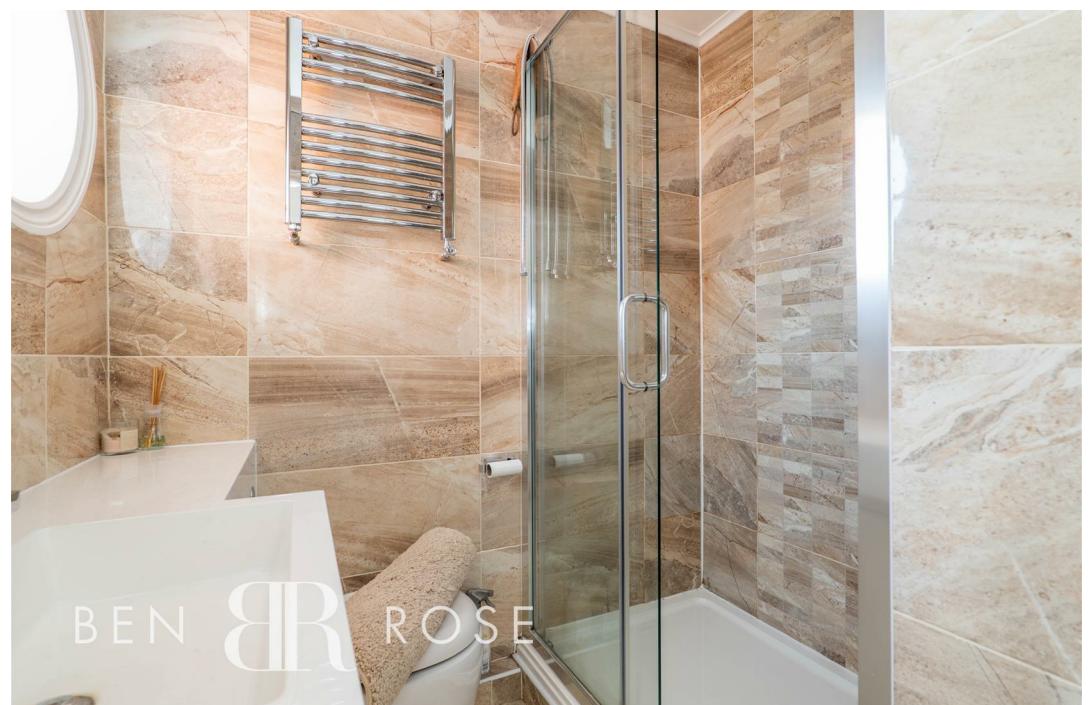
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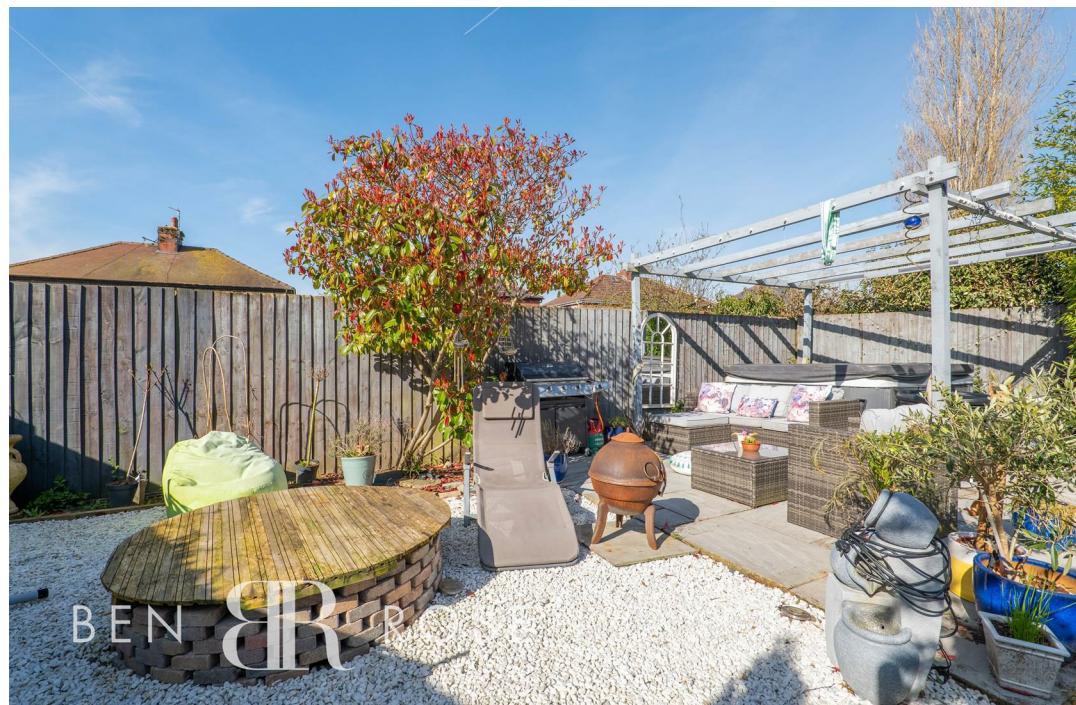
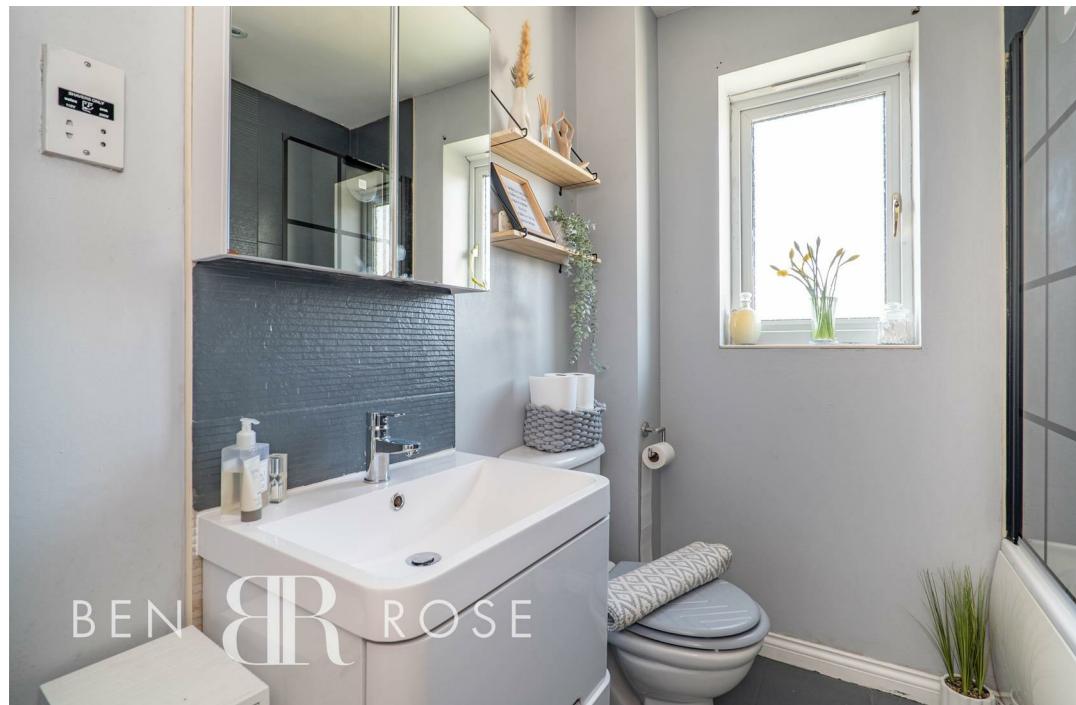


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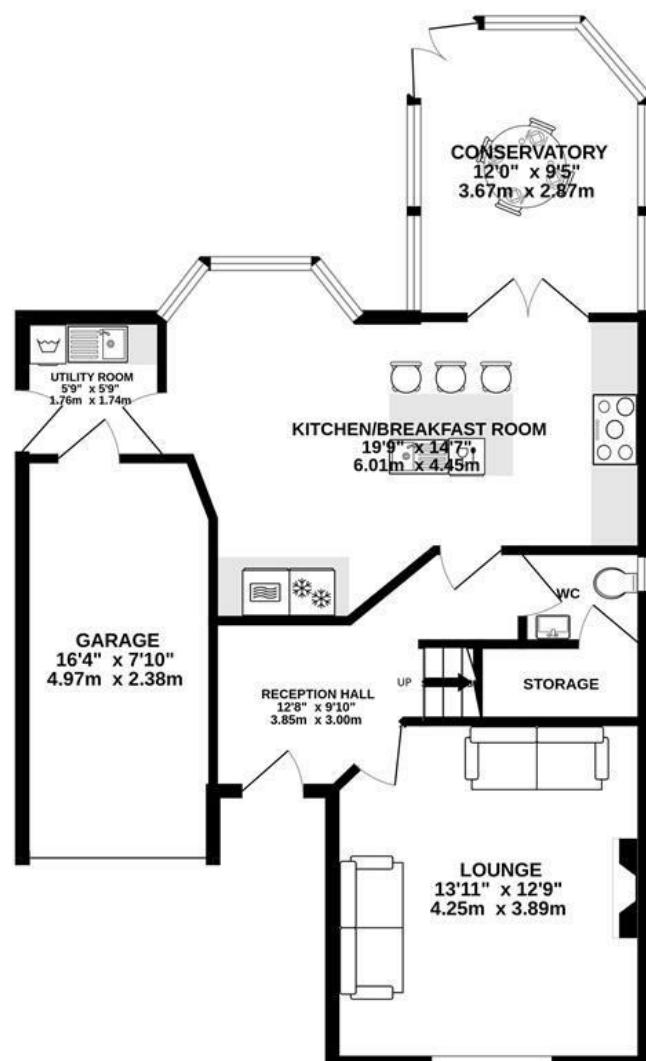
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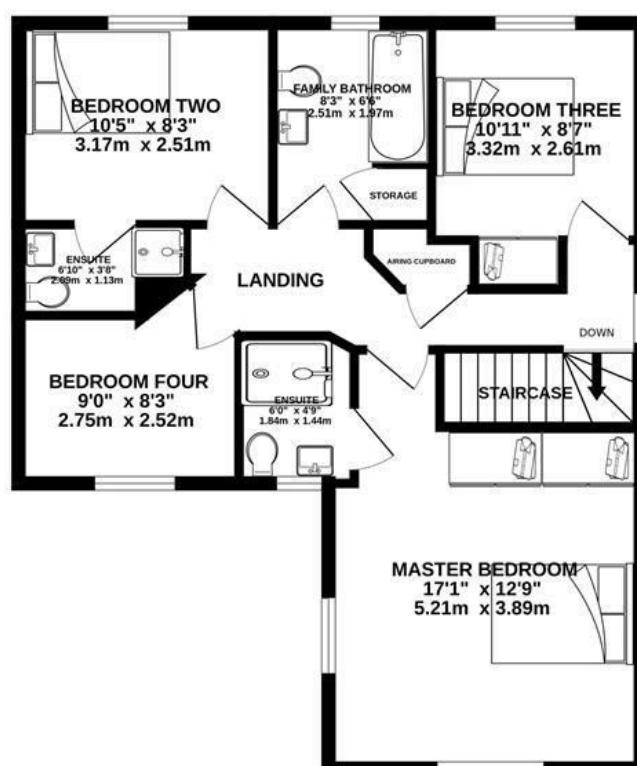


# BEN ROSE

GROUND FLOOR  
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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 indicative 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	

