



## Moss Lane, Farington Moss, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to the market this charming four-bedroom semi-detached home situated on a quiet residential street in Farington Moss. This would be an ideal family home, offering a generous amount of living space throughout. Ideally located just a short drive from Leyland town centre, with its superb schools, shops, and local amenities, the property also benefits from excellent transport links via the train station and the M6/M61 motorways. Viewing at your earliest convenience is recommended to avoid any potential disappointment.

Stepping into the property, you will find yourself in a welcoming entrance hallway with stairs leading to the upper level. On the left is the spacious lounge, featuring a beautiful bay window and a traditional fireplace. Moving through, you will enter the family room, which serves as the heart of the home. Currently utilized as an additional sitting room, this versatile space includes a charming log burner fire and is set in a semi-open plan layout with the kitchen and dining room, offering both functionality and charm. The open-plan kitchen and dining room is generously sized and features tri-folding doors that open up to the garden. The kitchen boasts a Rangemaster cooker, integrated fridge, and dishwasher, along with a convenient understairs pantry for additional storage. A stylish breakfast bar separates the kitchen from the dining area, providing seating for four. The dining area offers ample space for a large family dining table, and the utility room is accessed from here, offering additional space for freestanding appliances as well as an integrated freezer and microwave. From the utility room, you will find a convenient WC and integral access to the attached garage.

Moving up to the first floor, you will find three well-proportioned bedrooms and a stunning four-piece family bathroom with a roll-top bath and underfloor heating. Ascending another staircase, you will discover the generously sized fourth bedroom, which completes the internal offerings.

Externally, the front of the property boasts a driveway providing off-road parking for two vehicles. The attached single garage, equipped with power, is accessed via a side-hinged garage door. To the rear of the property is a lovely, secluded garden space consisting of a low-maintenance faux lawn and paved patio areas, perfect for garden furniture and enjoying the outdoors.







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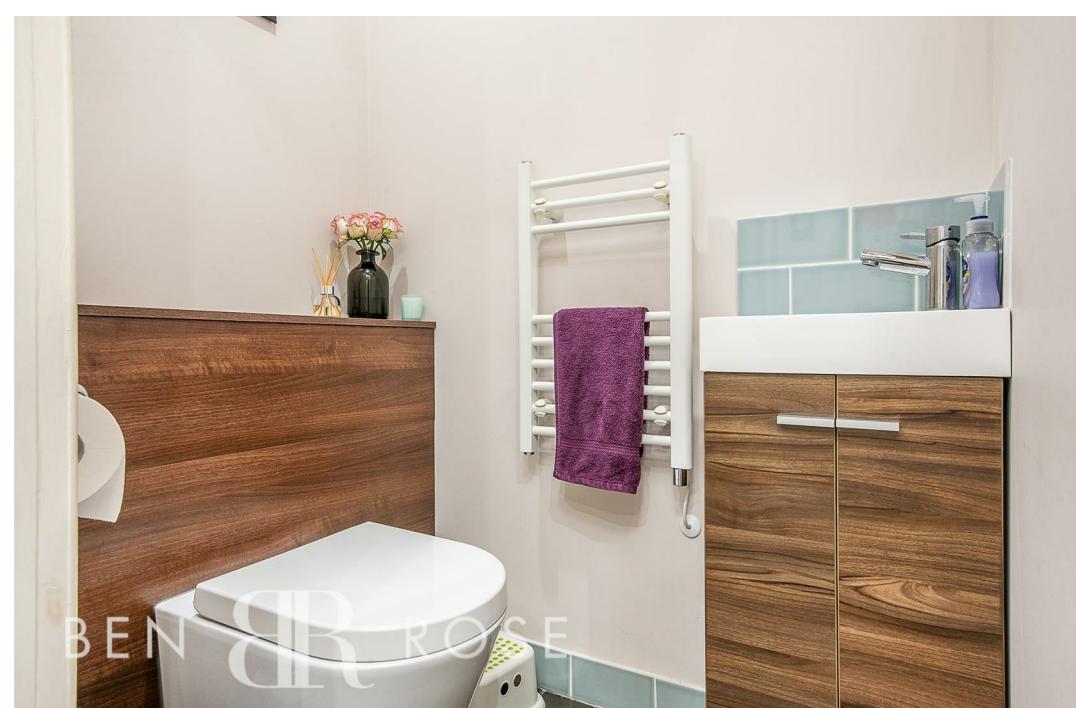
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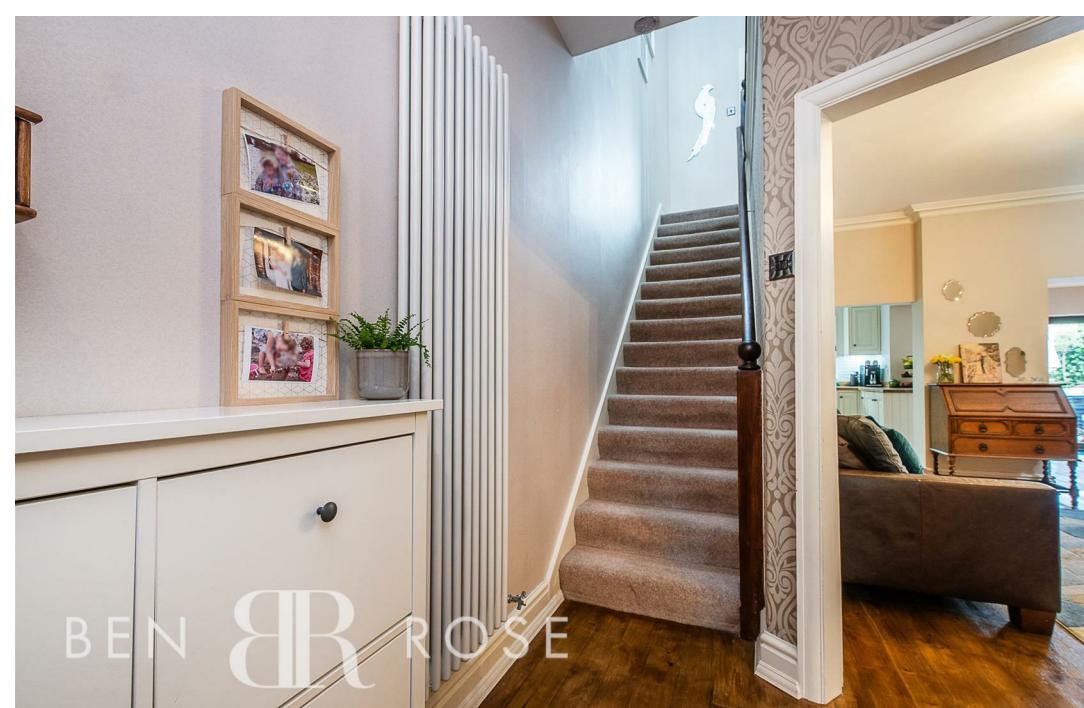
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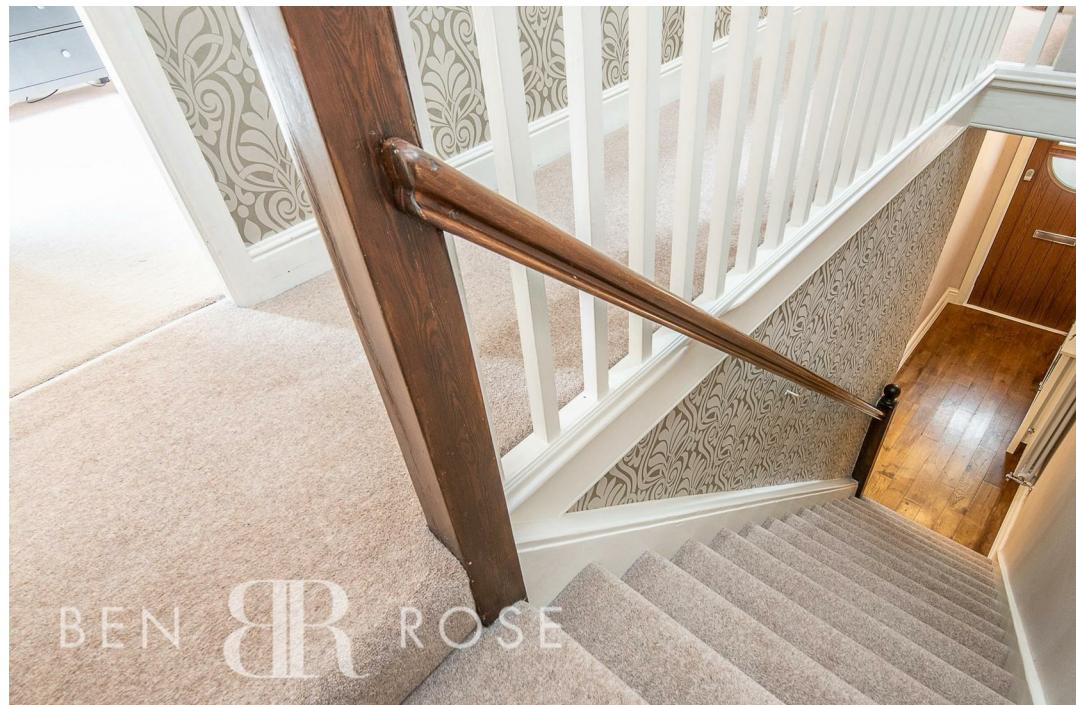
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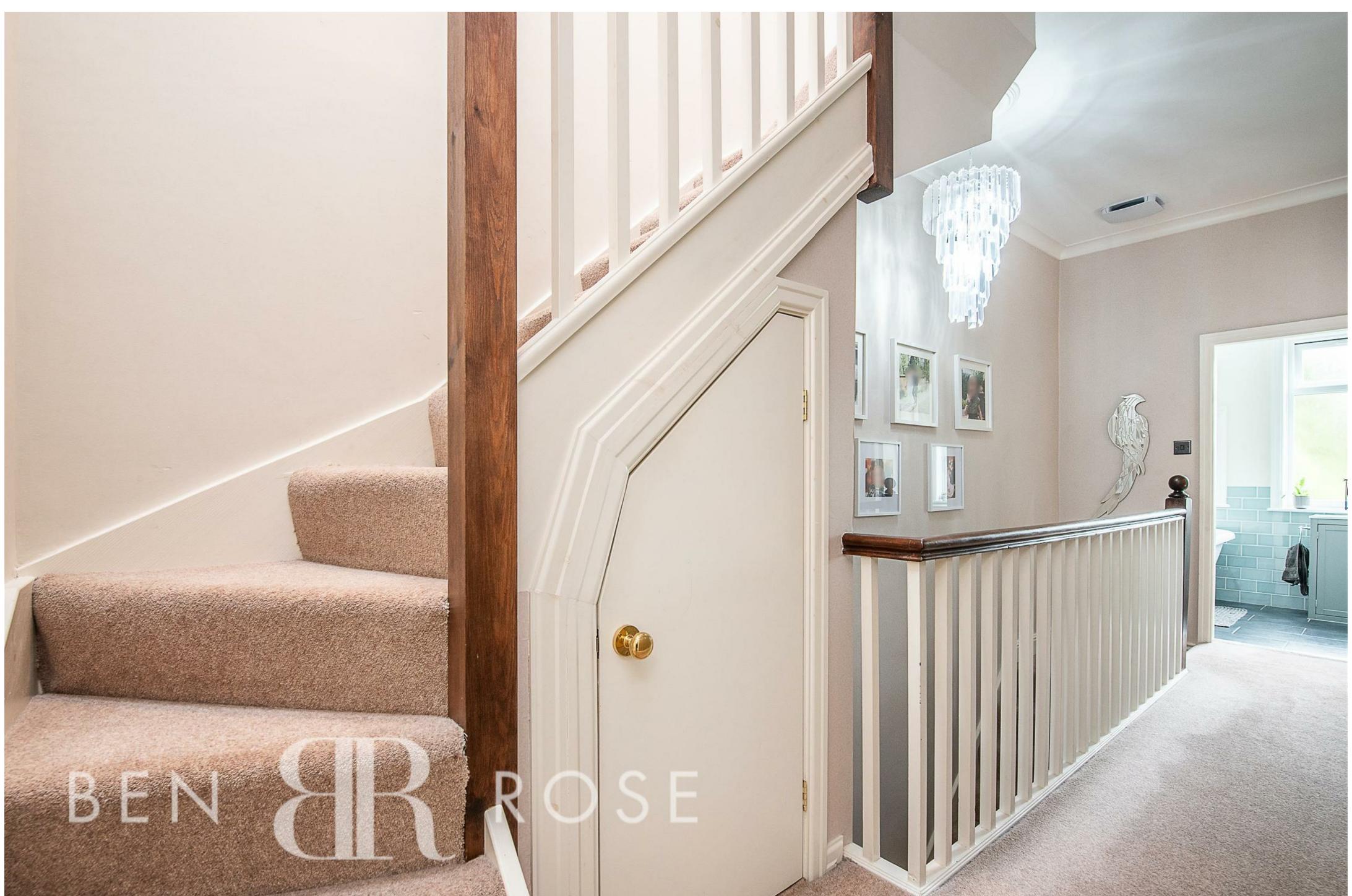




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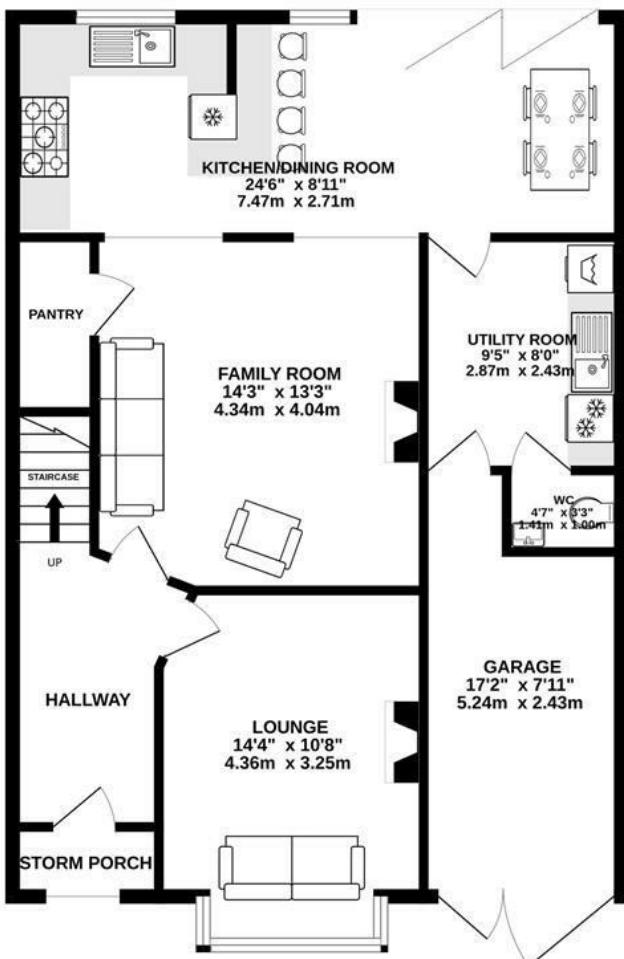
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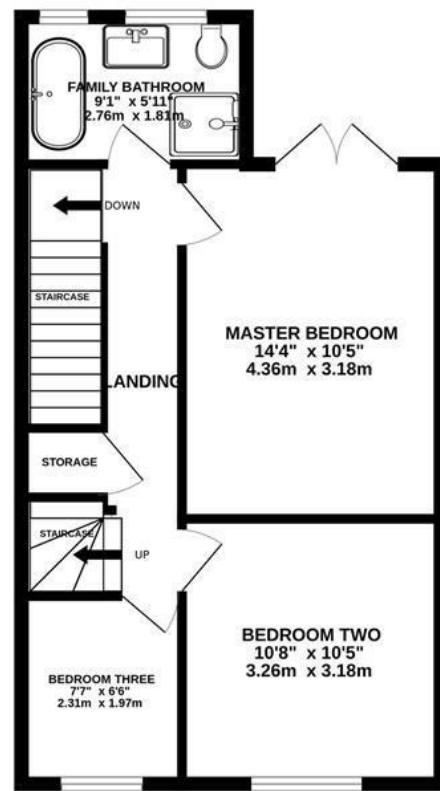


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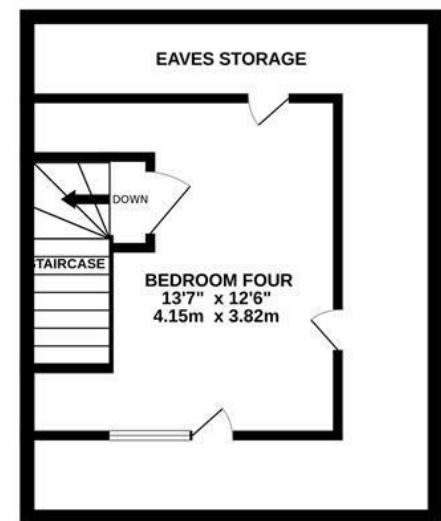
GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.1 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		
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