



Murray Avenue, Farington Moss, Leyland

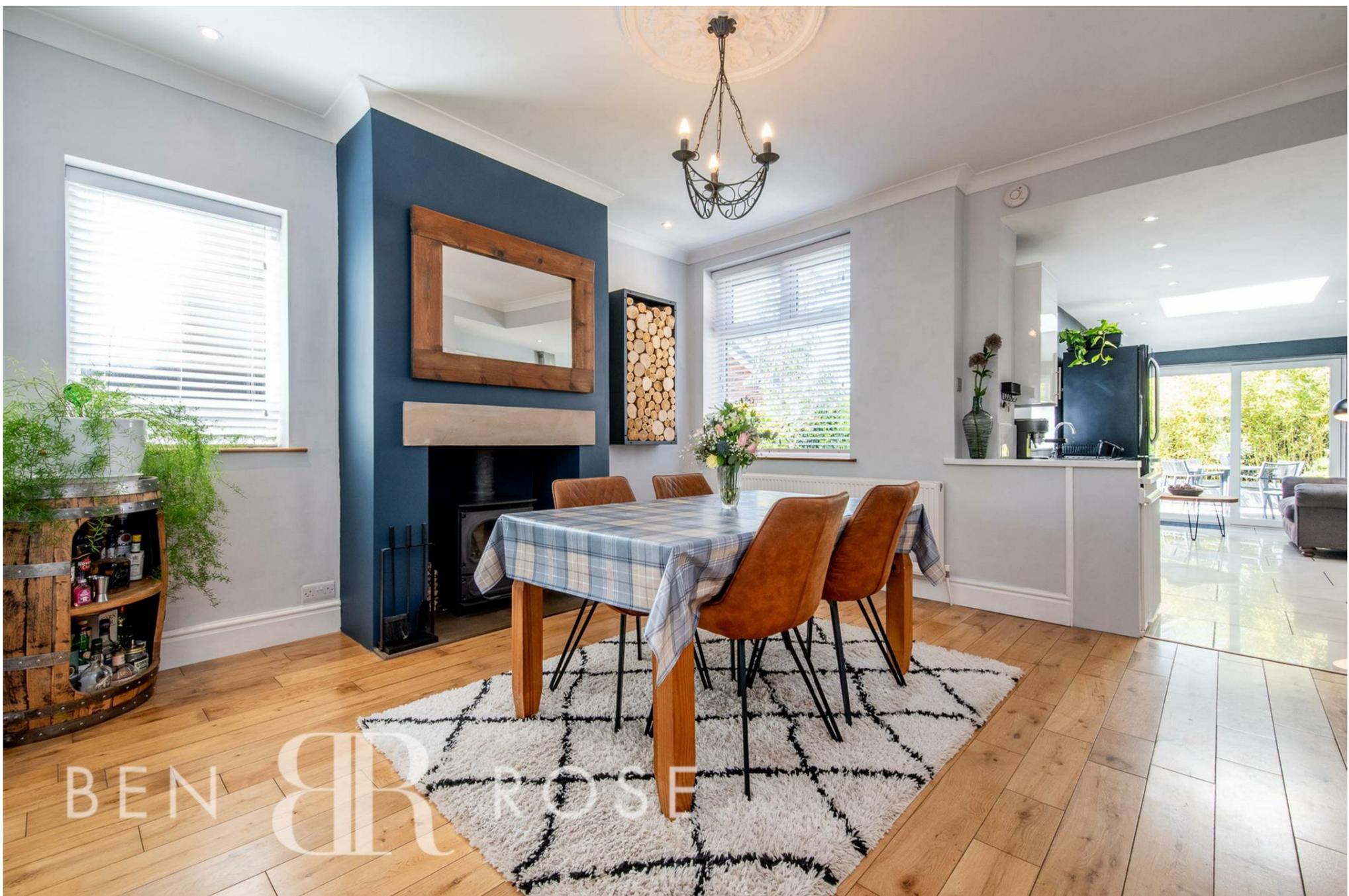
Offers Over £250,000

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, located in a highly sought-after residential area of Leyland. Nestled on a quiet cul-de-sac, the home offers comfortable and versatile living space throughout. Ideally positioned within easy reach of local schools, supermarkets, and amenities, it is perfectly suited for both families and professionals. Commuters will also appreciate the excellent transport links, with Leyland train station just a short drive away, regular local bus routes, and easy access to the M6 and M61 motorways.

As you step into the property through the porch, you are greeted by a welcoming entrance hallway, where a staircase leads to the upper level. To the left, you'll find the generously sized lounge, featuring dual-aspect windows, including a beautiful bay window overlooking the front. Double doors connect the lounge to the central dining room, a large and inviting space complete with a charming log burner and ample room for a family-sized dining table. Just off the dining room is a convenient under-stairs WC and storage cupboard. Continuing through, you'll enter the bright and airy kitchen/breakfast room at the rear of the property. This contemporary kitchen offers ample worktop space and storage, along with an integrated oven and hob, plus room for freestanding appliances. The extended layout also includes an additional sitting area with sliding patio doors that open out to the garden.

Upstairs, the home features three well-proportioned bedrooms and a modern four-piece family bathroom. Convenient storage is available on the landing, while a boarded loft equipped with lighting and accessible via a pull-down ladder, offers additional practical space.

Externally, the front of the property features a secluded paved courtyard that also provides off-road parking. The rear showcases a beautifully landscaped garden with a well-maintained lawn, tiled patio, and raised decking area. Not overlooked, this private outdoor space is perfect for relaxing or entertaining.









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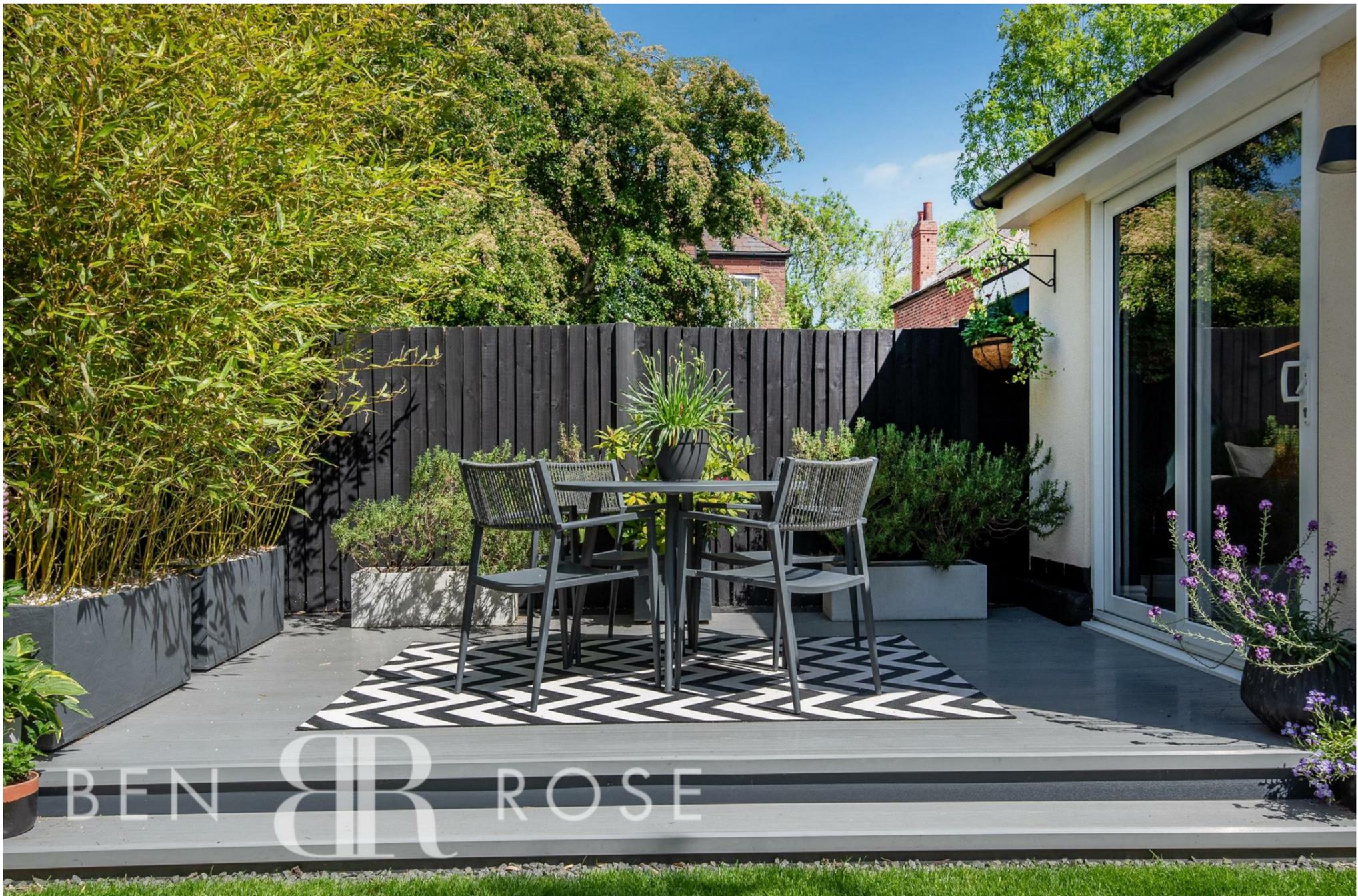
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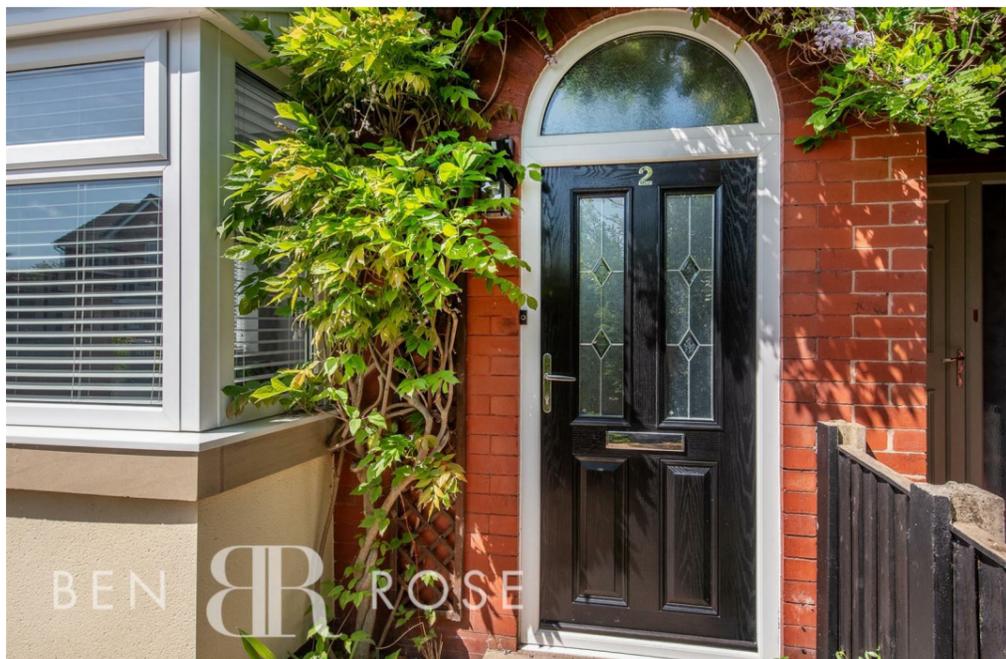




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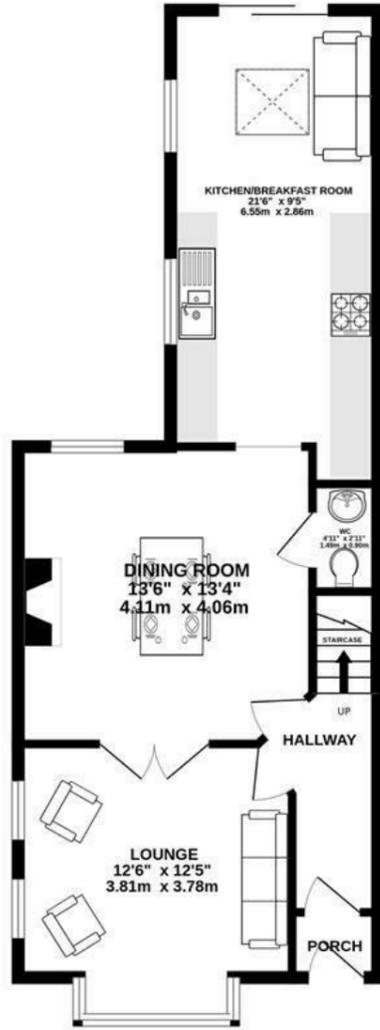


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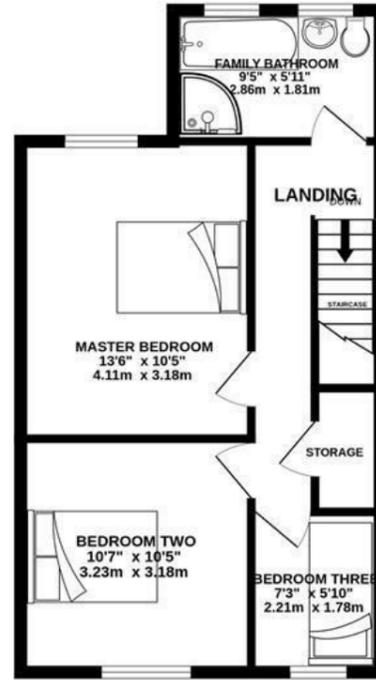


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GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.

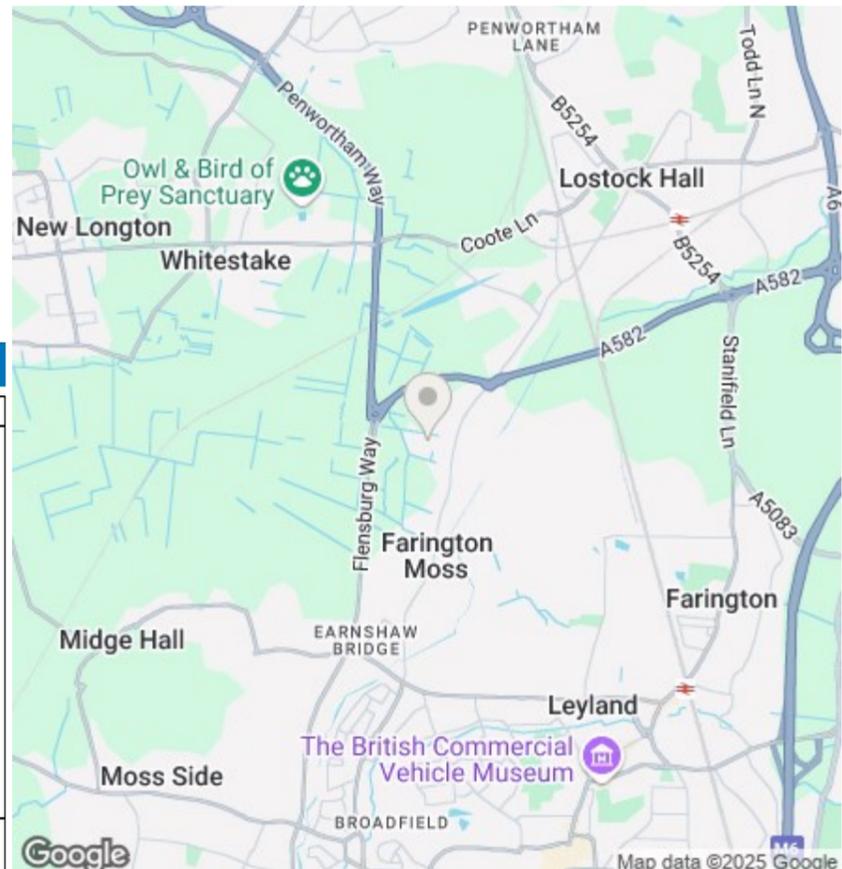


TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

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 (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	