



## Crown Street, Farington, Leyland

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace home, ideal for families seeking comfortable living space in a convenient and well-connected location. Situated in the popular area of Farington, the property offers a balance of residential tranquillity and everyday practicality, with excellent access to local schools, supermarkets, parks, and leisure facilities that appeal to growing households. Leyland town centre is just a short distance away, while nearby rail links at Leyland railway station provide convenient routes to surrounding towns and cities, including Preston and Manchester. Commuters will also appreciate the easy access to the M6 motorway and M65 motorway, making travel across the North West simple and efficient.

Stepping into the home, you are welcomed by an inviting entrance hallway which provides access to the first-floor staircase and leads through to the spacious lounge. This comfortable living area is centred around a feature log-burning stove, creating a warm and cosy focal point that is perfect for relaxing evenings with the family. The lounge flows naturally into the kitchen/diner, offering a practical open feel for modern family living. The kitchen itself is bright and contemporary, fitted with a range of units and benefitting from several integrated appliances, while providing ample space for dining and everyday entertaining.

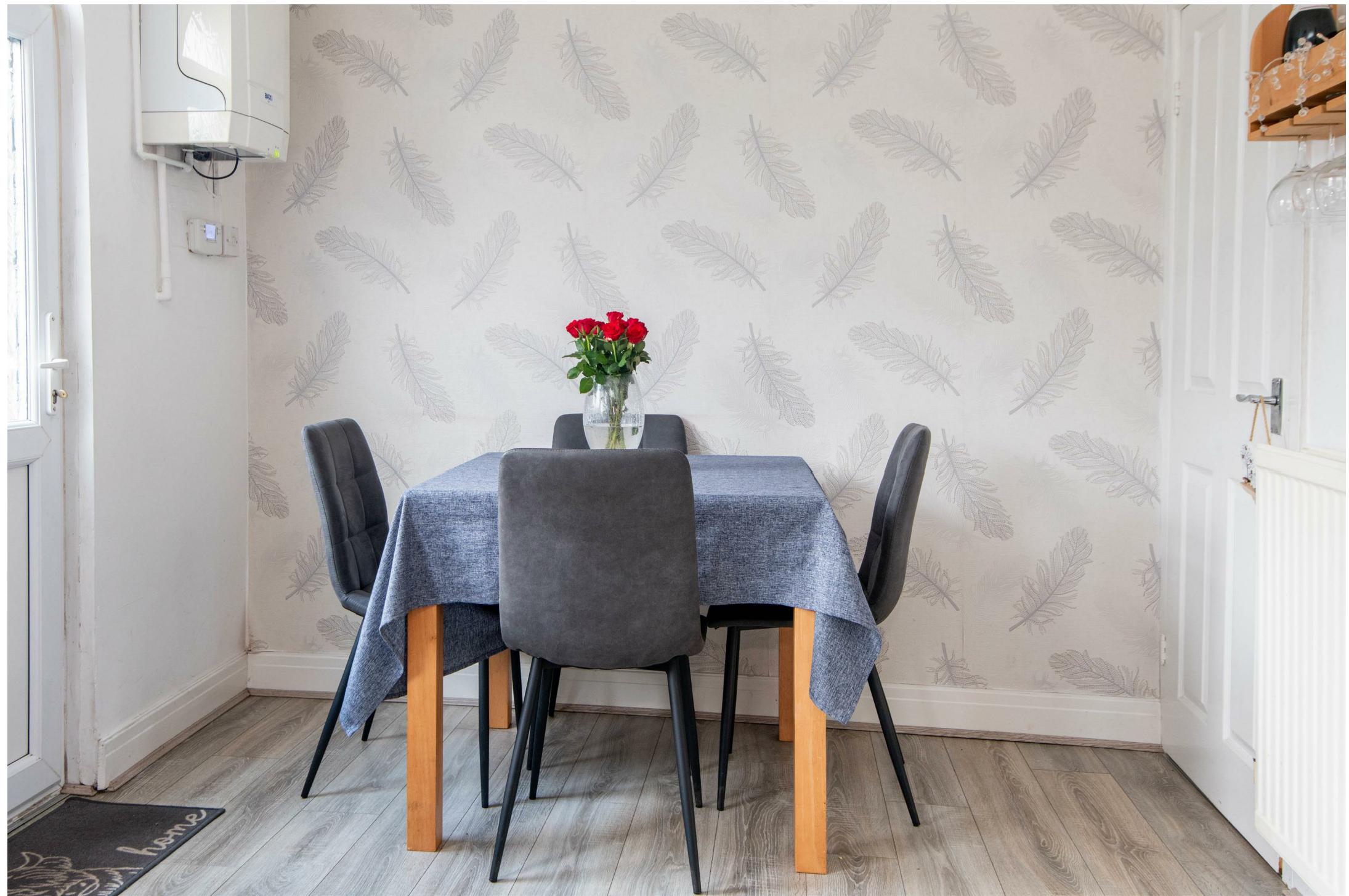
To the first floor, the landing leads to three well-proportioned bedrooms, each offering versatile space to suit family needs, whether for children's rooms, a guest bedroom, or a home office. The master bedroom features built-in wardrobes, adding valuable storage and keeping the room feeling open and organised. Completing the upper level is a modern family bathroom, finished in a clean and stylish design. Additional storage is available via the loft, which is accessible by a convenient pull-down ladder.

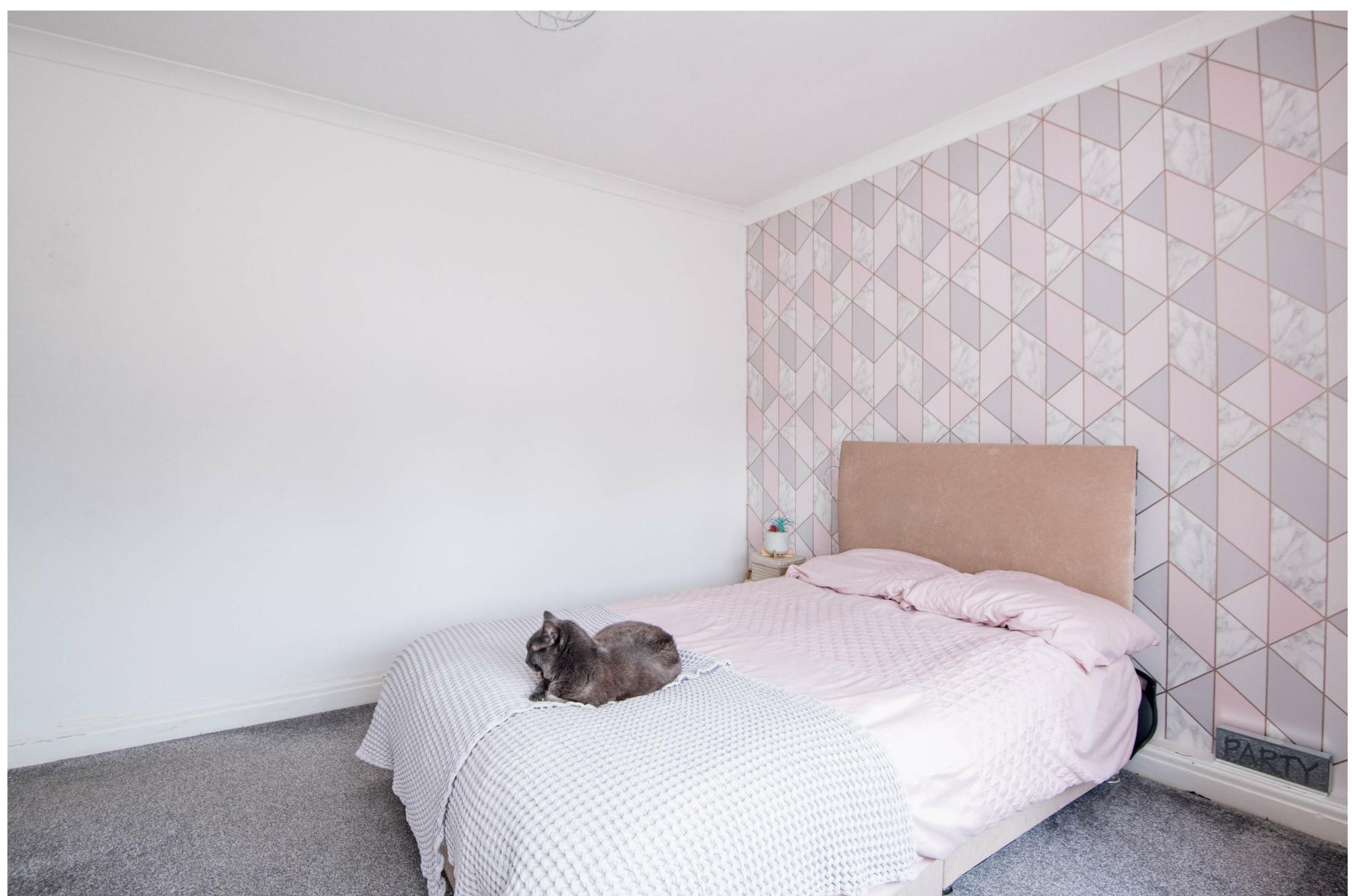
Externally, the property continues to impress with a paved, gated front yard providing a secure and low-maintenance approach. To the rear is a fenced garden designed with family enjoyment in mind, featuring a paved seating area ideal for outdoor dining, a good-sized lawn for children to play, attractive flower beds, two useful storage sheds, and dedicated log storage. Altogether, this is a well-rounded family home offering practical indoor space, a pleasant outdoor setting, and an excellent location for amenities and commuting, making it an ideal choice for those looking to settle into a welcoming community.







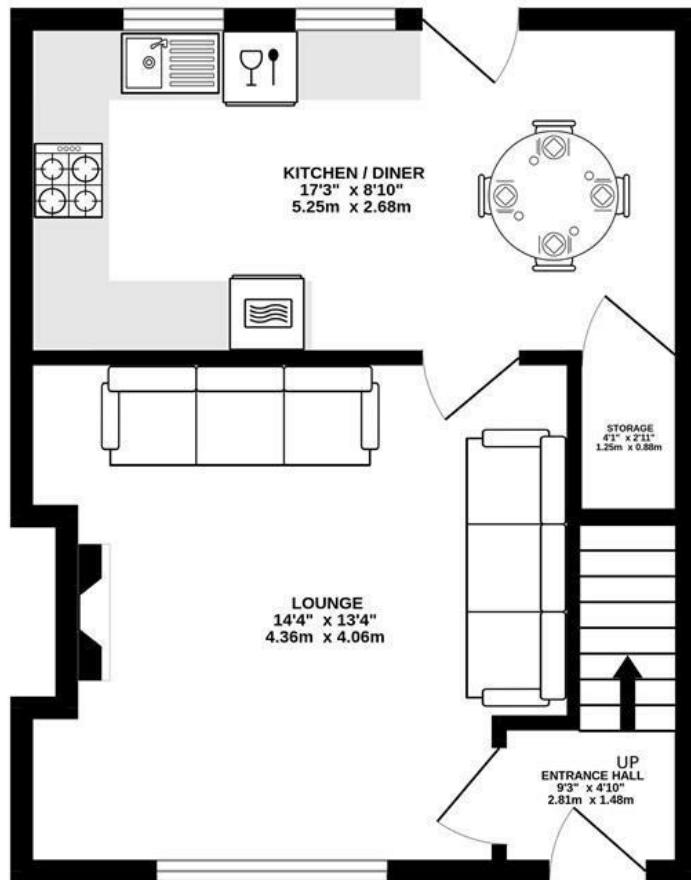




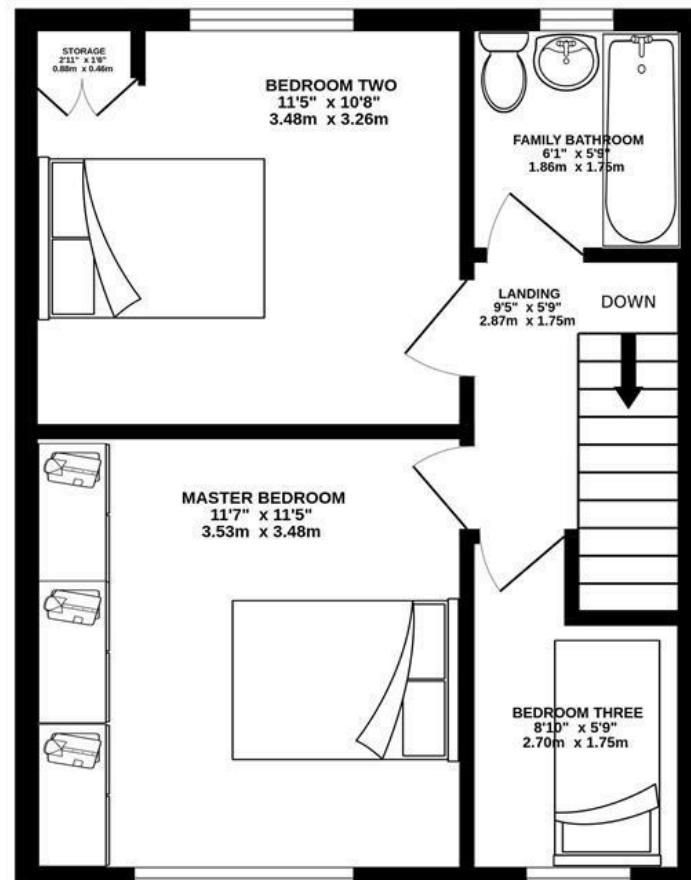


# BEN ROSE

GROUND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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.



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	

