



**Barn Hey Drive, Farington Moss, Leyland**

**Offers Over £300,000**

Ben Rose Estate Agents are pleased to present to market this lovely, four-bedroom, detached home situated just outside of Leyland town centre. This charming property is being offered with NO ONWARDS CHAIN, making it an ideal choice for families looking to settle in the area. Located within easy reach of local amenities, the home benefits from proximity to reputable schools, supermarkets, and a variety of restaurants. Excellent travel links via Leyland train station and the M6, M61, and M65 motorways ensure convenient commuting and connectivity.

Upon entering the home, you are welcomed by a spacious reception hall that grants access to the ground floor rooms. To the front of the house, you'll find a spacious lounge featuring a cozy fireplace, perfect for relaxing evenings. The kitchen/diner, with its rear-facing bay window, offers a bright and inviting space for family meals. Adjacent to the kitchen is a convenient utility room. The ground floor also boasts a dedicated dining room that seamlessly connects to a bright and airy conservatory, ideal for additional living space. A practical WC completes the ground floor layout.

Moving upstairs, the first floor hosts four well-appointed bedrooms. The master bedroom features fitted wardrobes as well as a private en-suite. The second bedroom also benefits from an en-suite, making it perfect for guests or older children. The remaining two bedrooms are served by a three-piece family bathroom, ensuring ample facilities for the whole family.

Externally, the property offers a driveway with space for two cars, leading up to a single integrated garage for additional parking or storage. The rear garden is a standout feature, beautifully presented with a central lawn and a patio area perfect for outdoor entertaining. The garden provides ample seclusion, creating a peaceful retreat for the homeowners.

This delightful home combines comfort, convenience, and style, making it an ideal family residence.



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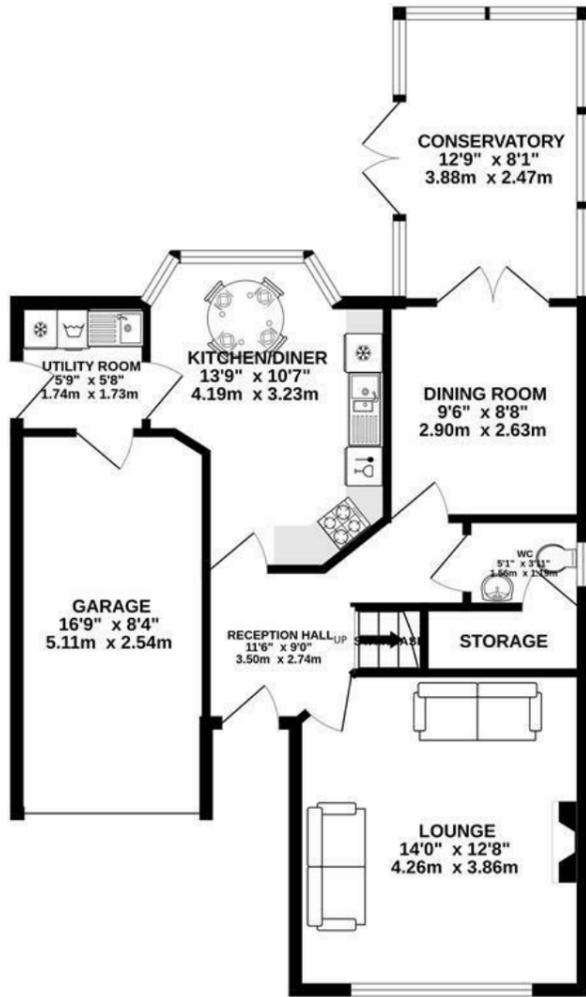


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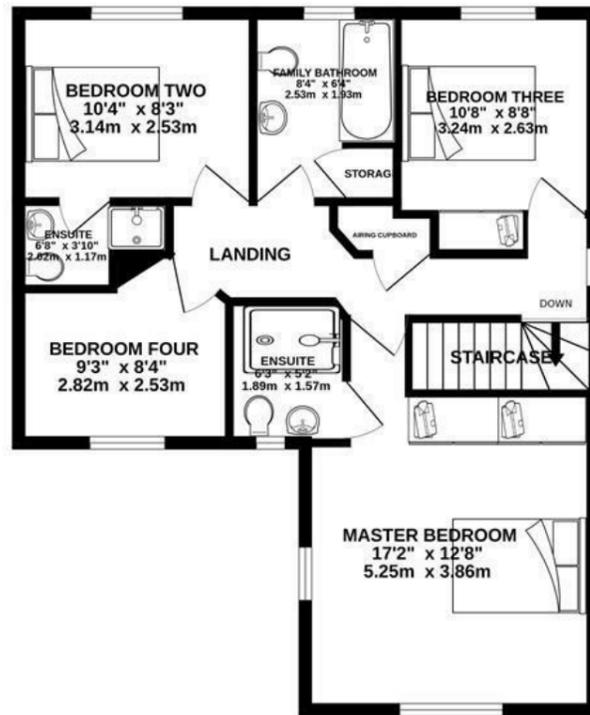


# BEN ROSE

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



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



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

