



Goldcrest Avenue, Farington Moss, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to the market this well presented three-bedroom, semi-detached home, situated on the sought-after Farington Mews development in Leyland, Lancashire. Ideal for families or professional couples, the property offers modern and comfortable living space, tastefully finished throughout.

Perfectly positioned within easy reach of Leyland town centre, residents will benefit from a superb range of local amenities including shops, cafés, restaurants, pubs, and highly regarded schools. The property also enjoys excellent travel links, being within commuting distance of all major Northwest towns and cities via the M6 and M61 motorways, while still retaining the charm of the beautiful Lancashire countryside. Frequent local bus services and Leyland train station, with direct connections to Preston, Manchester, and Liverpool, further enhance the convenience of this location.

Stepping into the property, you are greeted by a welcoming entrance hallway, with stairs leading to the upper level. To the left is the contemporary kitchen/diner, offering ample storage with an integrated oven and hob, as well as space for freestanding appliances. There is plenty of room here for a family dining table, along with convenient access to understairs storage and a separate WC located just off this space. Continuing through, you will enter the spacious lounge, benefiting from double patio doors that open directly onto the garden, allowing for an abundance of natural light and a seamless indoor-outdoor flow.

To the first floor, you will find three well-proportioned bedrooms, with the master bedroom enjoying integrated storage and a private ensuite shower room. A modern three-piece family bathroom completes this level.

The home also benefits from a fully boarded loft, providing additional practical storage with pull-down ladder access.

Externally, the front of the property offers a private driveway providing off-road parking for two vehicles, complete with a convenient EV charging point. To the rear is a generously sized garden featuring a low-maintenance faux lawn and a spacious raised decking area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







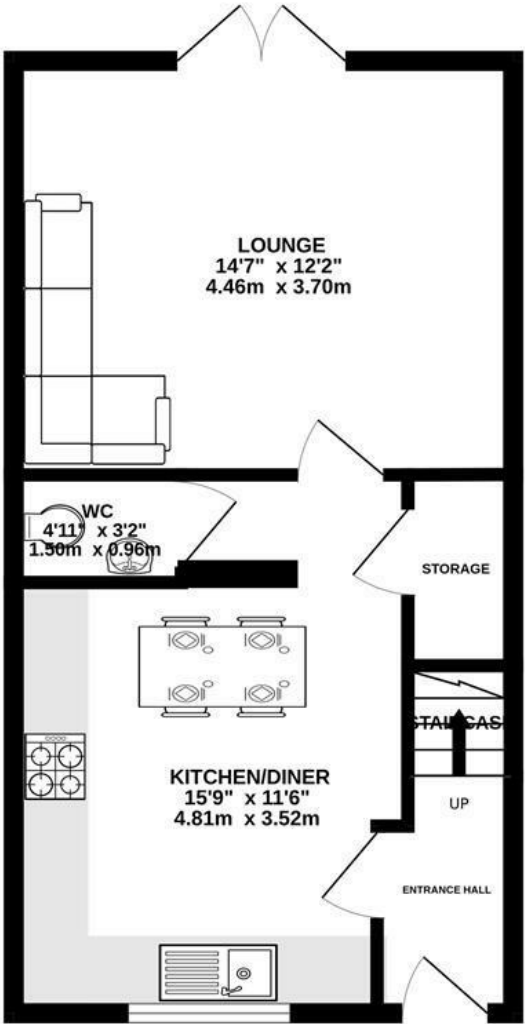




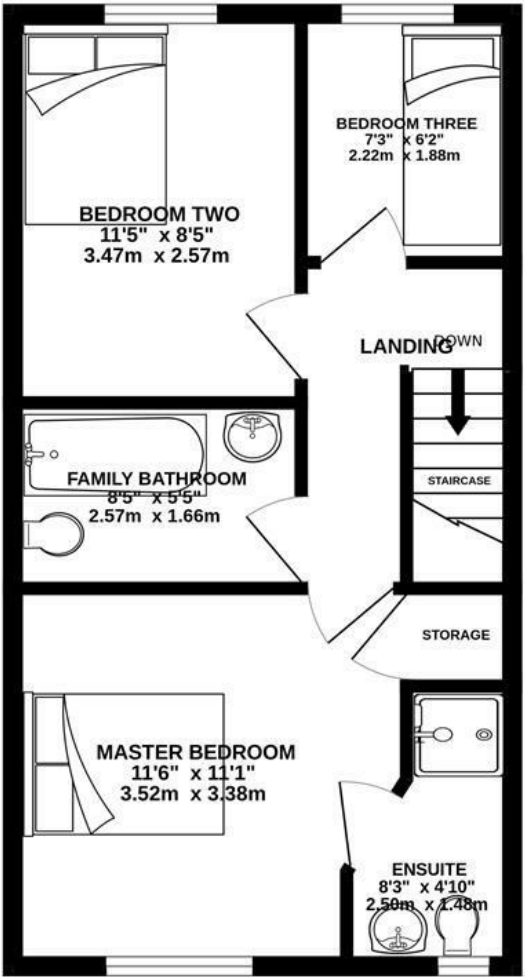


BEN ROSE

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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		96
(81-91) B	84	
(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 ₂) 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	

