



Goldcrest Avenue, Farington Moss, Leyland

£275,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi detached home, situated on a generous corner plot in a highly sought after area of Leyland. Tastefully decorated throughout, this home offers spacious and versatile accommodation ideal for families and couples alike. The property is conveniently located close to Leyland town centre, providing a wealth of local shops, bars, restaurants, pubs and well regarded schools. Excellent transport links are on offer, including rail services to Preston, Manchester and Liverpool, as well as frequent bus routes to Chorley and surrounding areas. The nearby M6, M61 and M65 motorways also make this an ideal location for commuters.

Internally, the ground floor welcomes you into an entrance hall leading through to a spacious lounge at the front of the home, complete with a bay window that allows for plenty of natural light and solid oak flooring that adds a touch of warmth and character. To the rear, a full width kitchen/dining room offers a fantastic open space for both everyday living and entertaining, featuring a modern fitted kitchen with integrated appliances including a washing machine, dishwasher, oven and fridge/freezer. The continuation of solid oak flooring and French doors opening out to the garden enhance both style and practicality.

Moving up to the first floor, you will find a large second bedroom, a comfortable third bedroom, and a versatile study or home office, perfect for remote working. A modern three piece family bathroom serves this floor. The second floor is dedicated to an impressive master bedroom suite, complete with a Velux window and a private ensuite shower room, creating a peaceful retreat.

Externally, the property benefits from gardens to the front and side, with a driveway to the rear providing off road parking for two vehicles. The newly landscaped rear garden offers a private space with high fencing, a large paved patio area, artificial lawn and a shed. This is a fantastic home ready to move straight into.



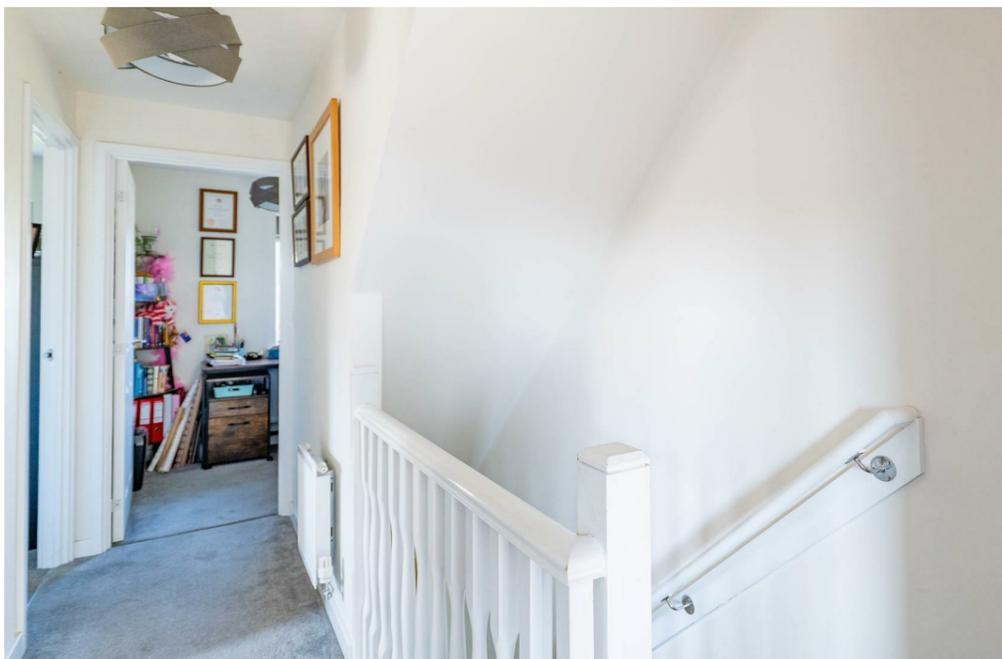










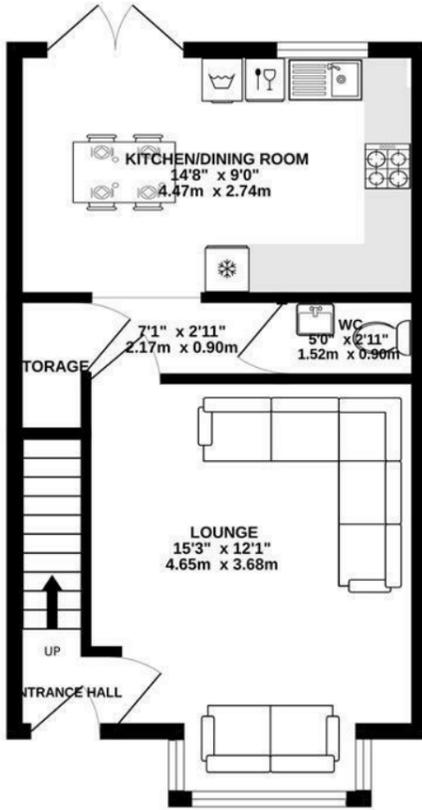




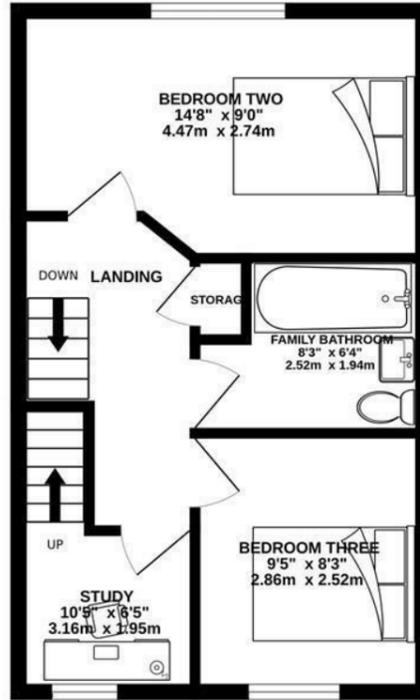




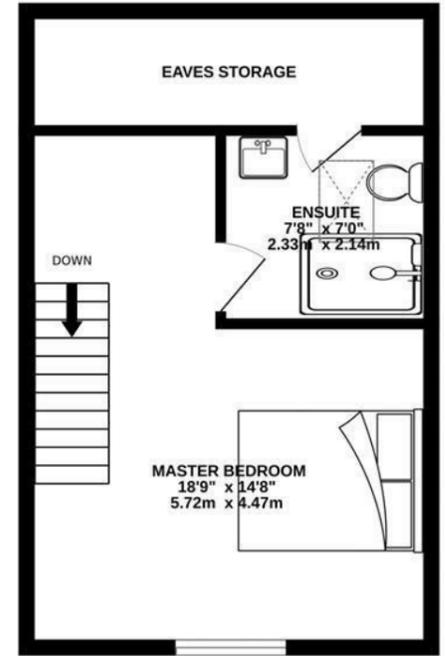
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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.
Made with Metropix ©2026



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	

