BEN ROSE



Bispham Avenue, Farington Moss, Leyland

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached home, located in the sought-after area of Farington Moss, Leyland. Nestled within a peaceful cul-de-sac, this charming property offers a perfect blend of tranquillity and convenience. The home is surrounded by excellent local amenities, including schools, shops, and parks, and benefits from fantastic travel links, with easy access to the M61, M65 and M6 motorways, making it ideal for commuters. The property also enjoys an idyllic setting, backing onto the River Lostock with no overlooking neighbours to the rear, further enhancing its peaceful appeal.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. Straight ahead, you will find the spacious lounge, featuring a charming central fireplace and double patio doors opening onto the rear garden. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table and provides access to the kitchen at the rear. The contemporary fitted kitchen offers ample storage, an integrated oven and hob, and a single door leading out to the garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from fitted storage. Additional storage can be accessed from the landing, and a modern three-piece family bathroom with an over-the-bath shower completes this level.

The home also benefits from a partially boarded loft with convenient drop-down ladder for additional storage.

Externally, to the front, the home boasts a private driveway providing off-road parking for two vehicles, along with access to a single attached garage. The garage is fitted with power and lighting and offers excellent potential for conversion into additional living space, subject to the necessary permissions.

To the rear is a beautiful and generously sized tiered garden, backing onto the River Lostock, creating a tranquil space ideal for relaxing, entertaining, or observing wildlife. The garden comprises a spacious flagged patio, leading down to a central lawn and a lower decking area with a greenhouse. This wonderful outdoor space must be seen to be fully appreciated.

Early viewing is highly recommended to avoid potential dissapointment.





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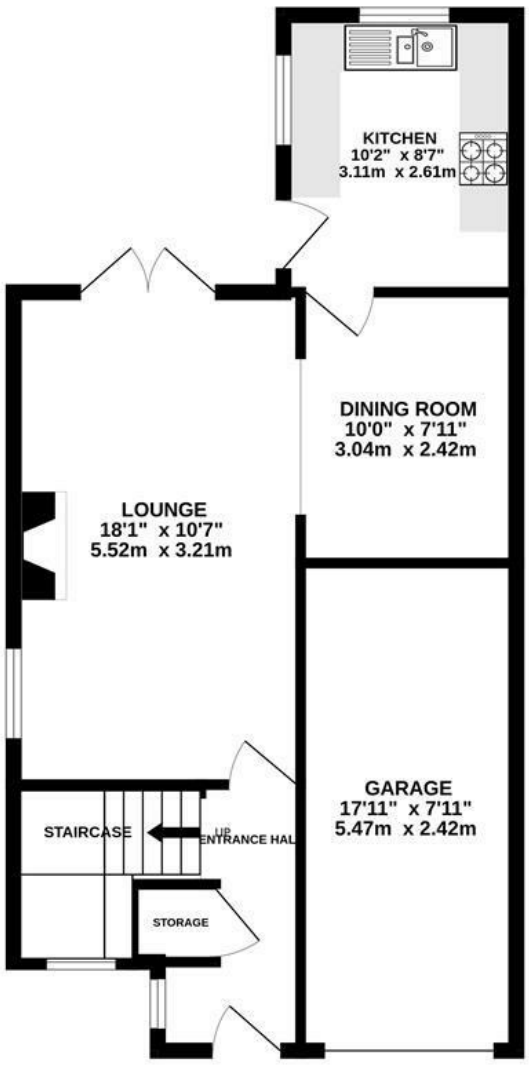




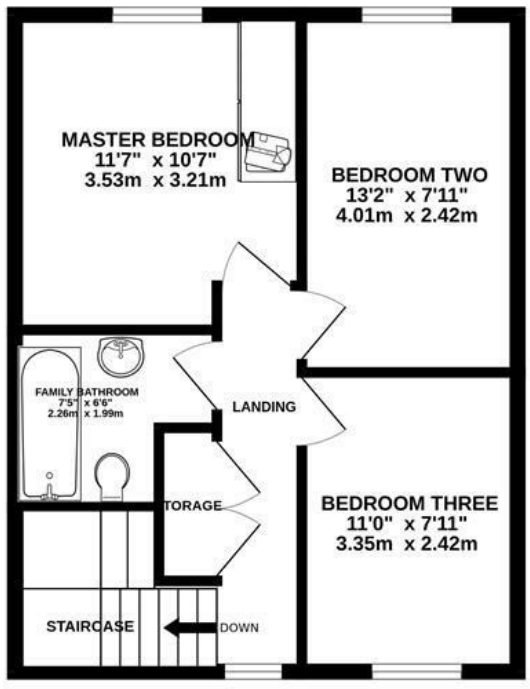
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GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



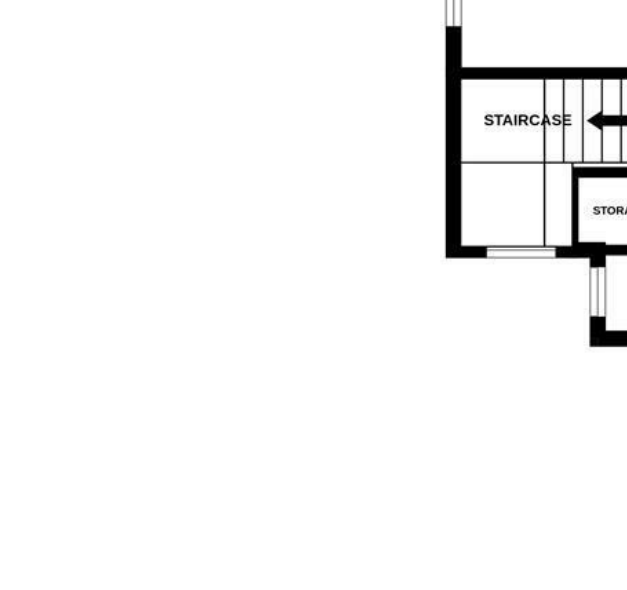
1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

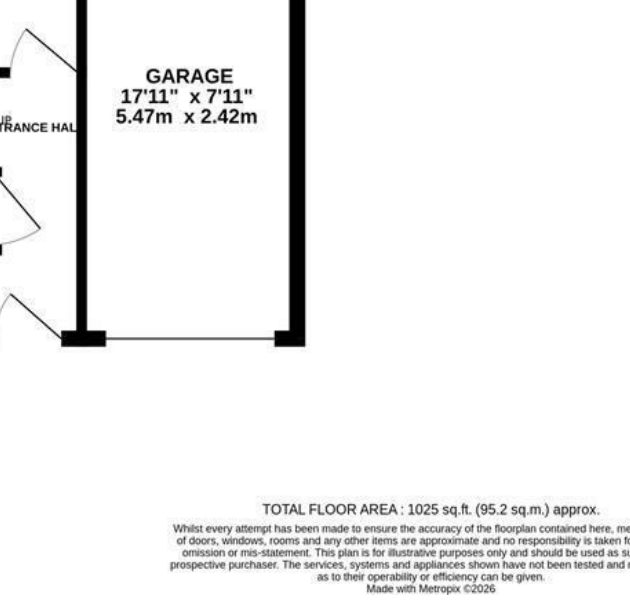


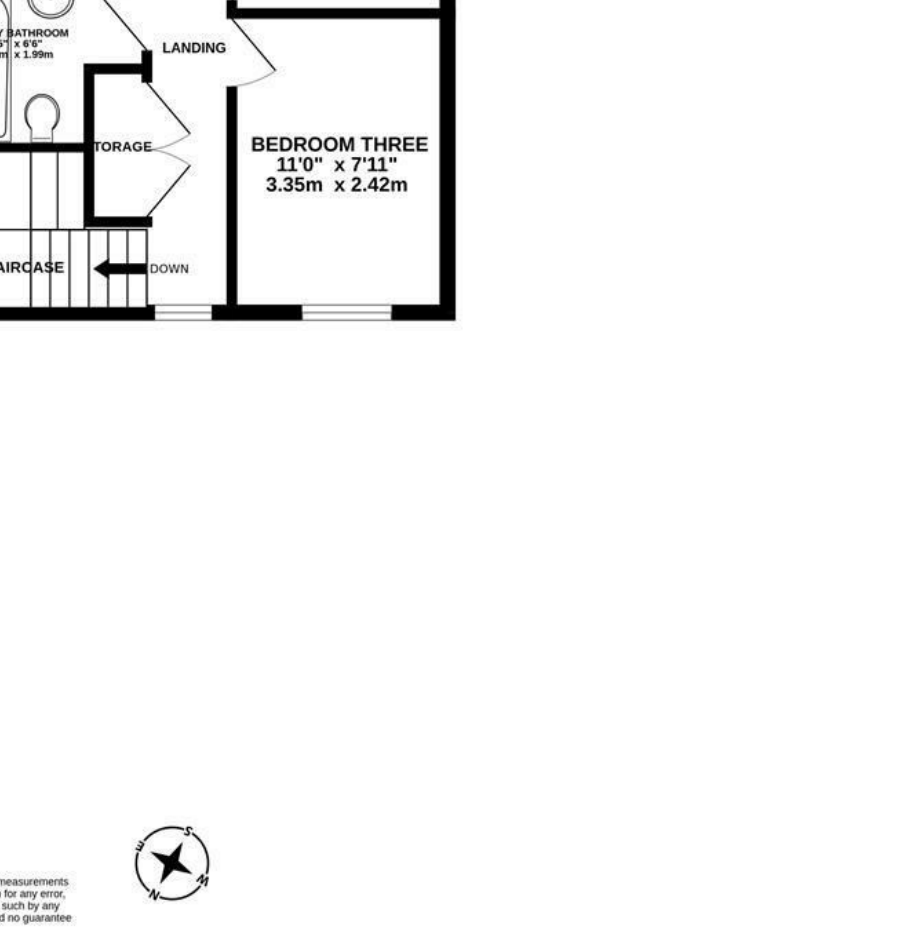
TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

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.







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