



**Goldcrest Avenue, Farington Moss, Leyland**

**Offers In Excess Of £185,000**

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom semi-detached home, ideally suited to families or couples and located within a sought-after area of Leyland, Lancashire. Offering a comfortable and practical layout, this property is perfect for modern living. Situated close to Leyland town centre, residents can enjoy a variety of local shops, bars, restaurants, pubs and well-regarded schools. The home also benefits from excellent travel links, including Leyland railway station with routes to Preston, Manchester and Liverpool, as well as convenient bus services to Leyland, Preston and Chorley. For those commuting further afield, the M6, M61 and M65 motorways are all easily accessible.

Upon entering the property, you are welcomed into a bright entrance hall that leads into a stylish modern kitchen/dining room positioned at the front of the home. This space is fitted with contemporary units and integrated appliances, including a fridge/freezer and dishwasher, making it both functional and visually appealing. Moving through to the rear, you will find a spacious lounge that offers a relaxing environment, complete with French doors opening out to the garden, allowing for plenty of natural light. A convenient WC is also located just off the kitchen area.

To the first floor, the property features a generously sized master bedroom along with a second double bedroom, both offering comfortable accommodation. A modern three-piece family bathroom completes the upper level.

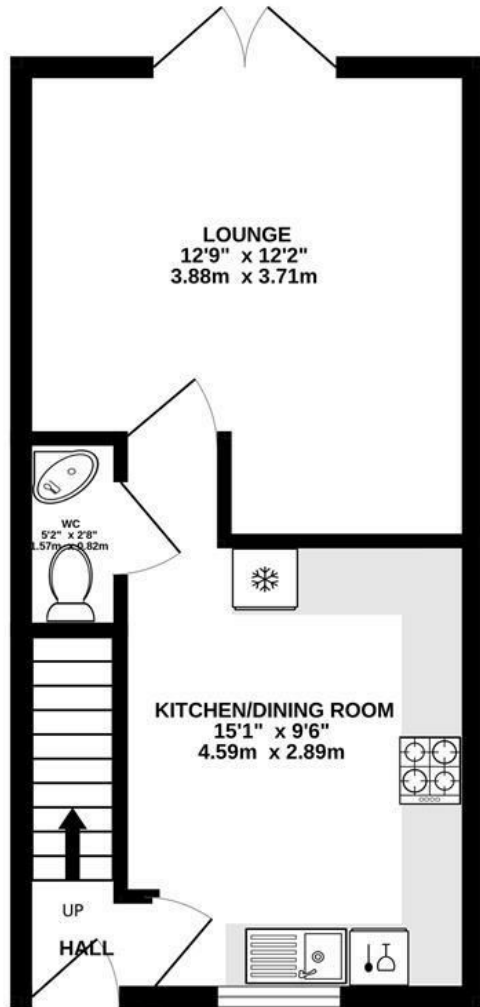
Externally, the home benefits from a driveway to the front, providing off-road parking for up to two vehicles. To the rear, there is a private garden enclosed by high fencing, mainly laid to lawn, offering a secure and pleasant outdoor space. This charming home presents an excellent opportunity for buyers seeking comfort, convenience and a desirable location.



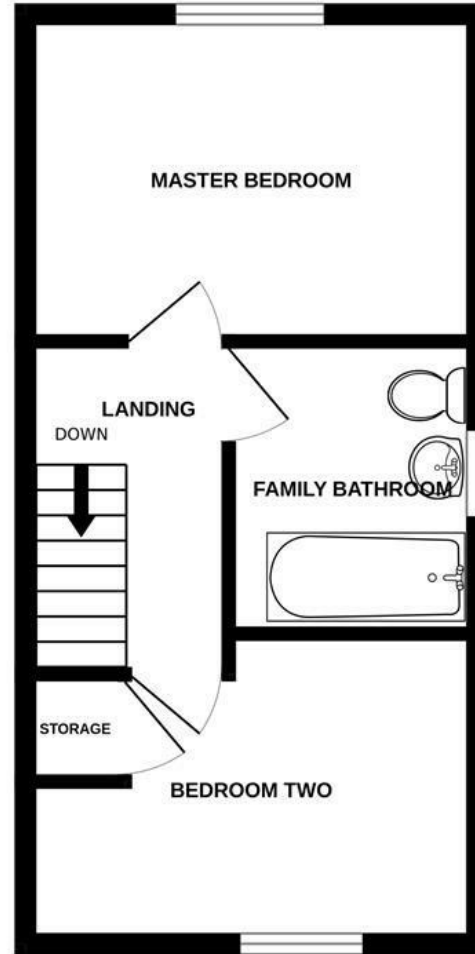




GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.

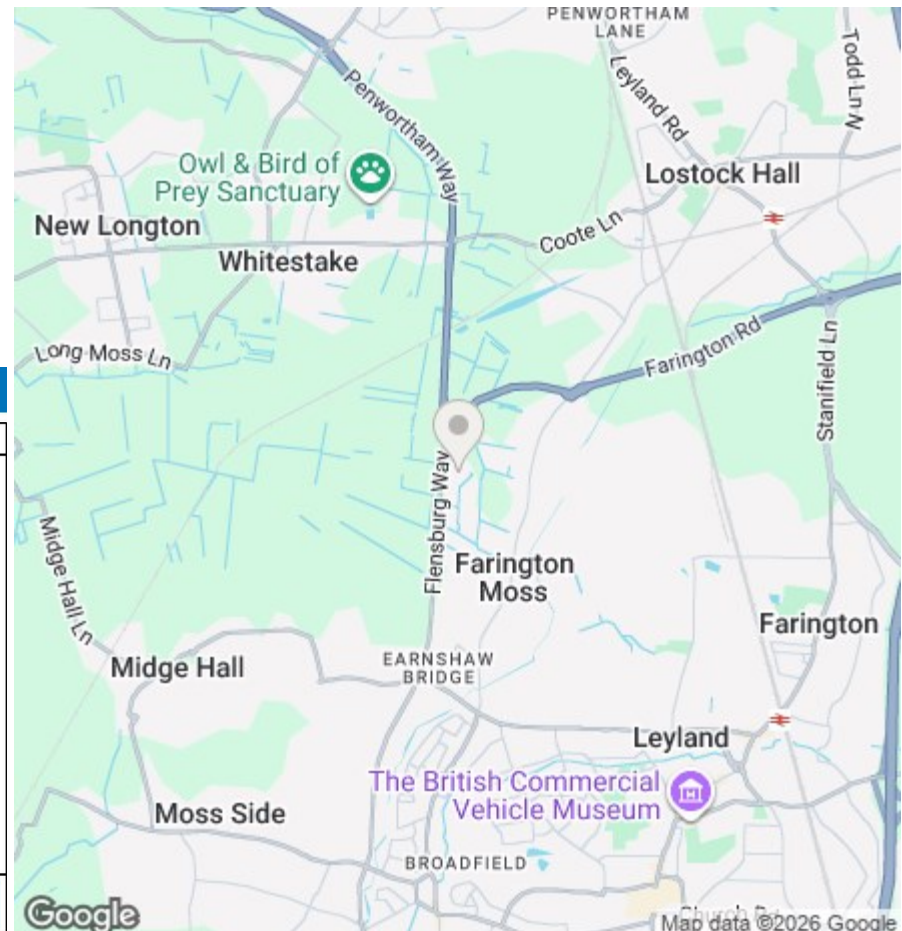


TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

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>		<b>97</b>
(81-91) <b>B</b>	<b>83</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 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	