



**Bristol Avenue, Farington, Leyland**

**£225,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached property, located in the highly sought-after area of Farington, Leyland. Perfect for families, the home is ideally positioned within easy reach of Leyland town centre, which offers a great selection of local shops, supermarkets, cafés, and restaurants. Excellent travel links are close by, with Leyland Train Station just a short drive away, providing direct routes to Preston, Manchester, and beyond. The M6 and M61 motorways are also easily accessible, making the property ideal for commuters, while nearby schools, parks, and leisure facilities further enhance the appeal of this fantastic location.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious lounge which features a central fireplace and a charming bay window overlooking the front aspect. Continuing through, you will enter the open-plan kitchen/diner. The kitchen offers ample storage with an integrated oven and hob. The dining area provides generous space for a family dining table, with double patio doors opening onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes. The three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front, the home includes a secluded stone driveway providing off-road parking, with a detached garage located to the rear. The garage is equipped with power and lighting, featuring up-and-over access from the side and a single door accessed from the garden. The rear garden includes a lawn area along with paved and stone patio areas, offering a lovely space to relax or entertain.

Early viewing is highly recommended to avoid potential disappointment.





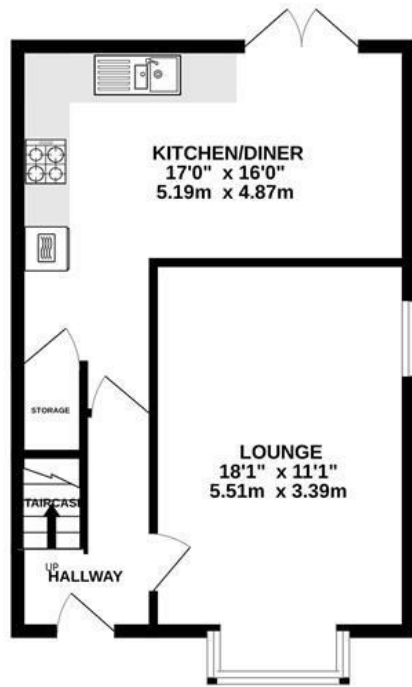
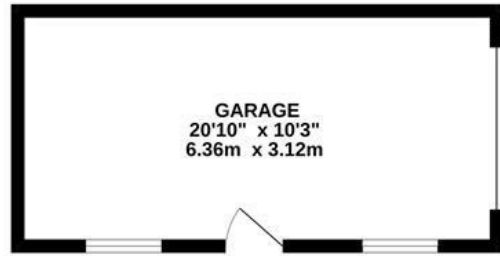




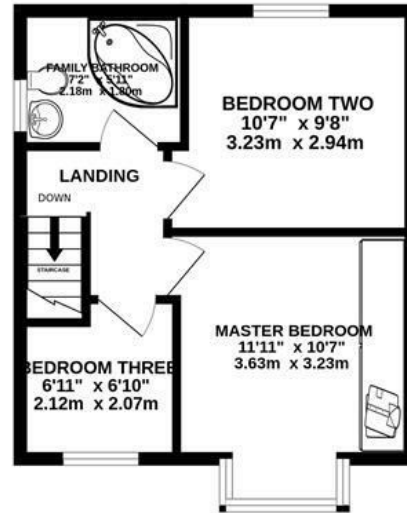




GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.

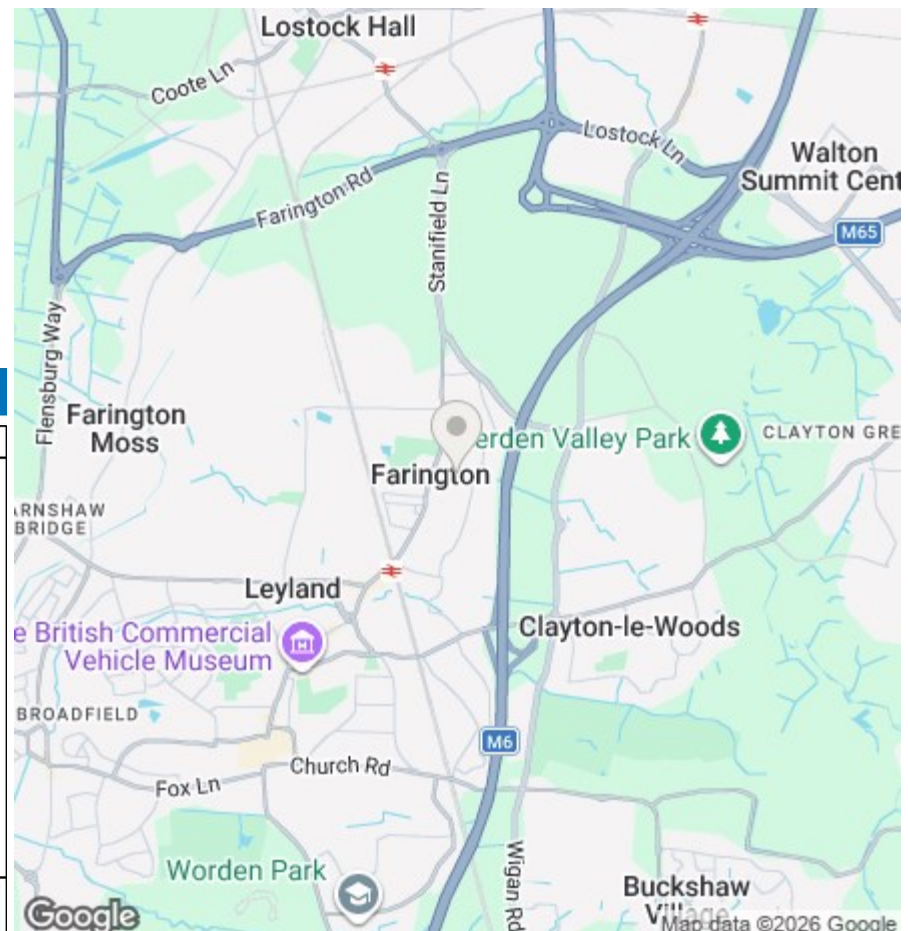


TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

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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### 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>		
(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	