



**Bristol Avenue, Farington, Leyland**

**Offers Over £195,000**

Ben Rose Estate Agents are pleased to present to market this four bedroom, terrace property set on a sought after street in Farington, Leyland. The property would make an ideal family home or for a first time buyer looking to get onto the property ladder. The property is situated only a five minute drive into Leyland town centre and is surrounded by superb local schools (Balshaw's catchment), shops and amenities. There is also fantastic travel links via nearby bus routes and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

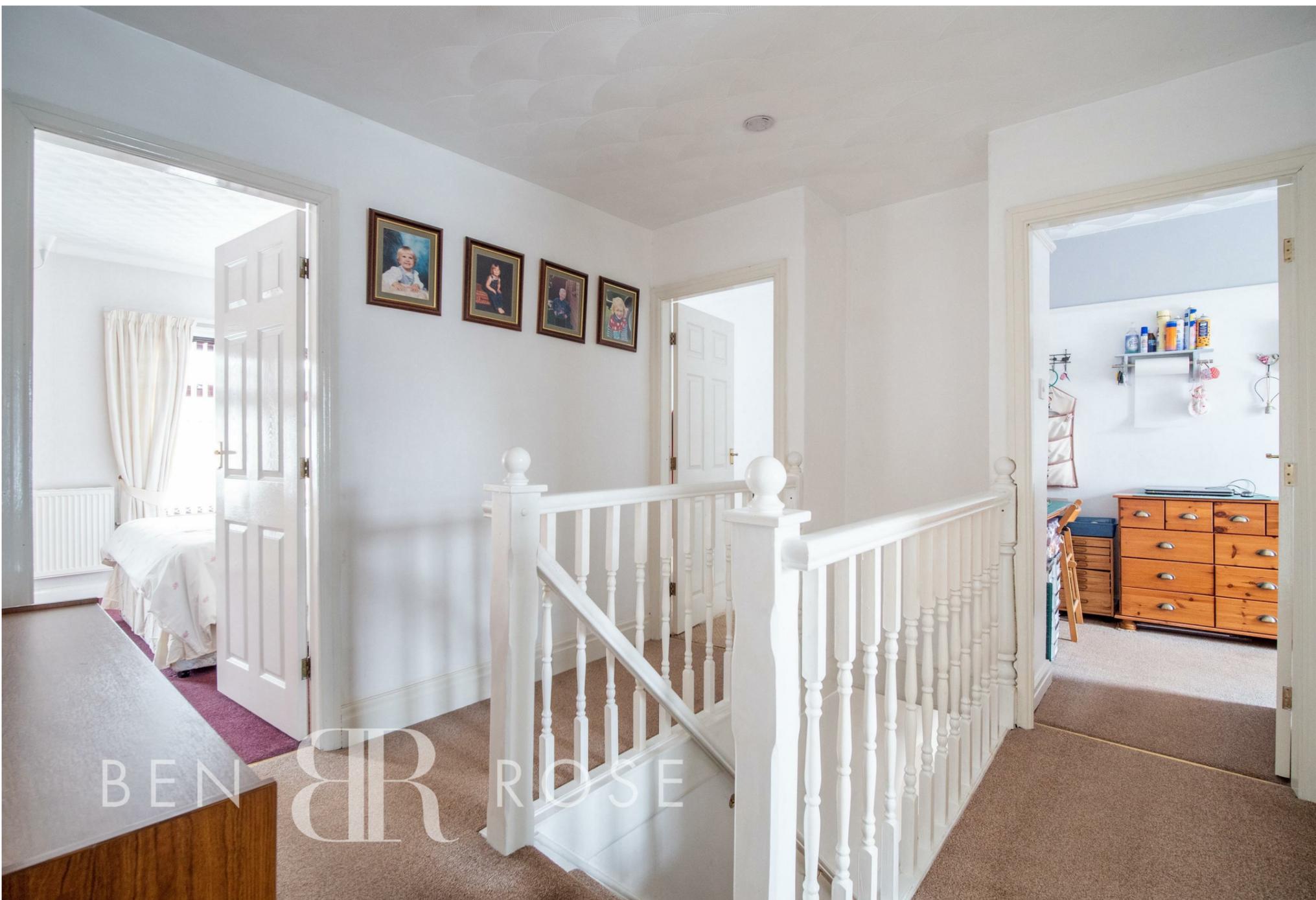
Internally, the property briefly comprises of a welcoming entrance hall that leads into the main reception hall. Here, you'll find the spacious lounge that features tall ceilings, a traditional fireplace and a bay-fronted window bringing in ample natural light into the room. Moving back through the hall, you'll find the dining room that offers space for a large family dining table as well as another bay window to the rear. The dining room also opens up into the kitchen that comes fitted with an integrated, wall based oven and hob. There is also additional space for other freestanding appliances. Just off the kitchen is the pantry located under the stairs and is ideal for additional storage options.

Moving upstairs, you'll find the generously sized landing with four good sized bedrooms - two of which are doubles. The master bedroom benefits from a three piece ensuite and fitted wardrobes. You'll also find the three piece family bathroom on this floor with an over the bath shower as well as access to the storage cupboard.

Externally, to the front of the property is space for on road parking with a gated pathway leading up to the front door. The ginnel then leads down the side of the property to the rear garden. The garden features a small lawn with two patio areas. You'll also find the single detached garage located here with the potential for car access at the rear.

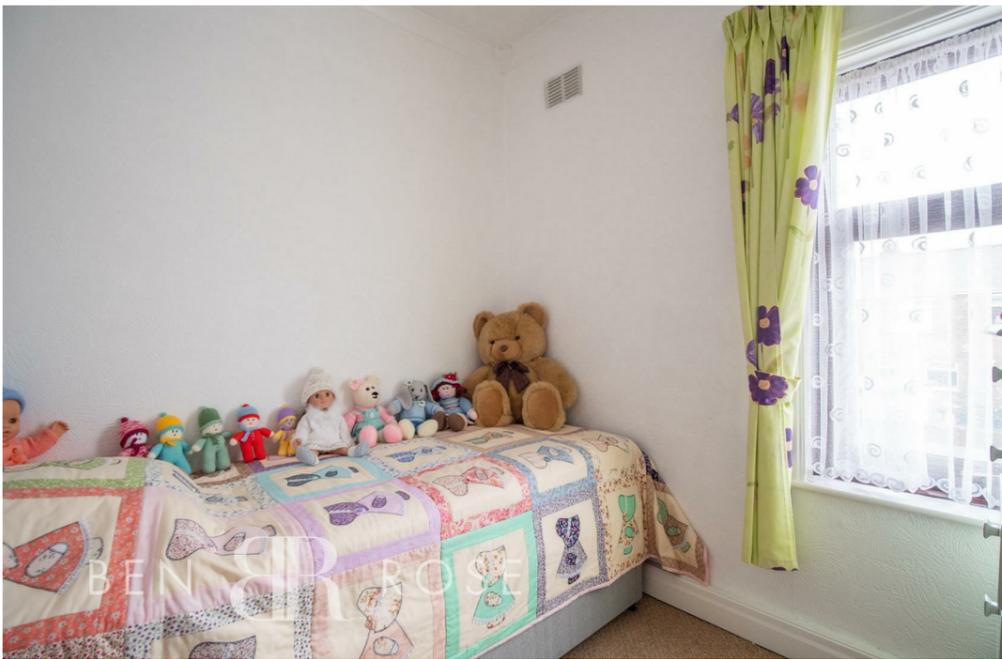




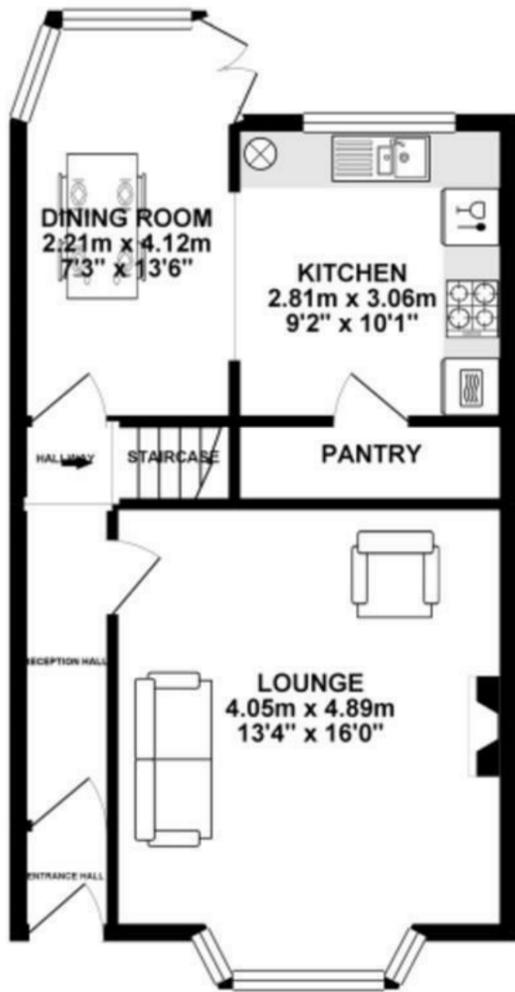




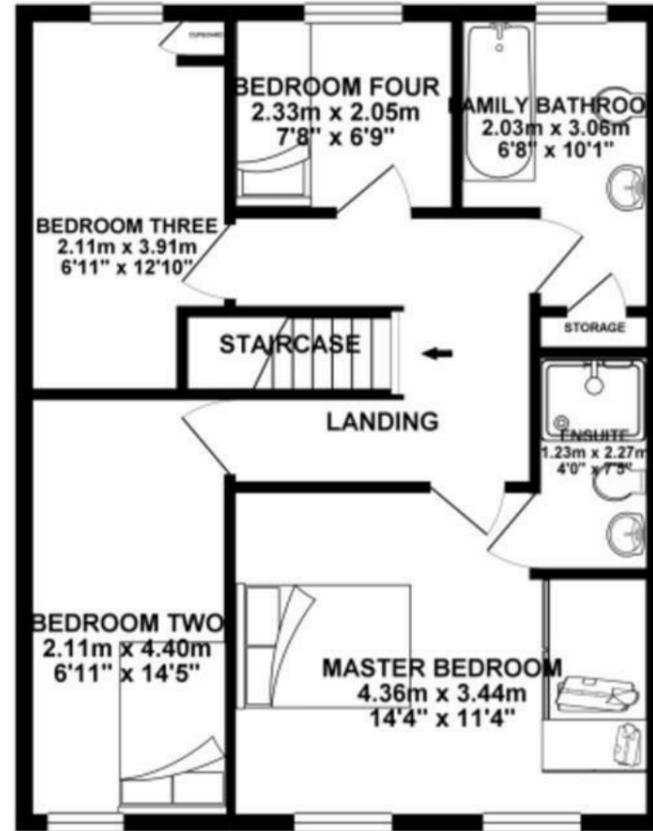




GROUND FLOOR 44.61 sq. m.  
( 480.22 sq. ft. )



1ST FLOOR 53.69 sq. m.  
( 577.91 sq. ft. )

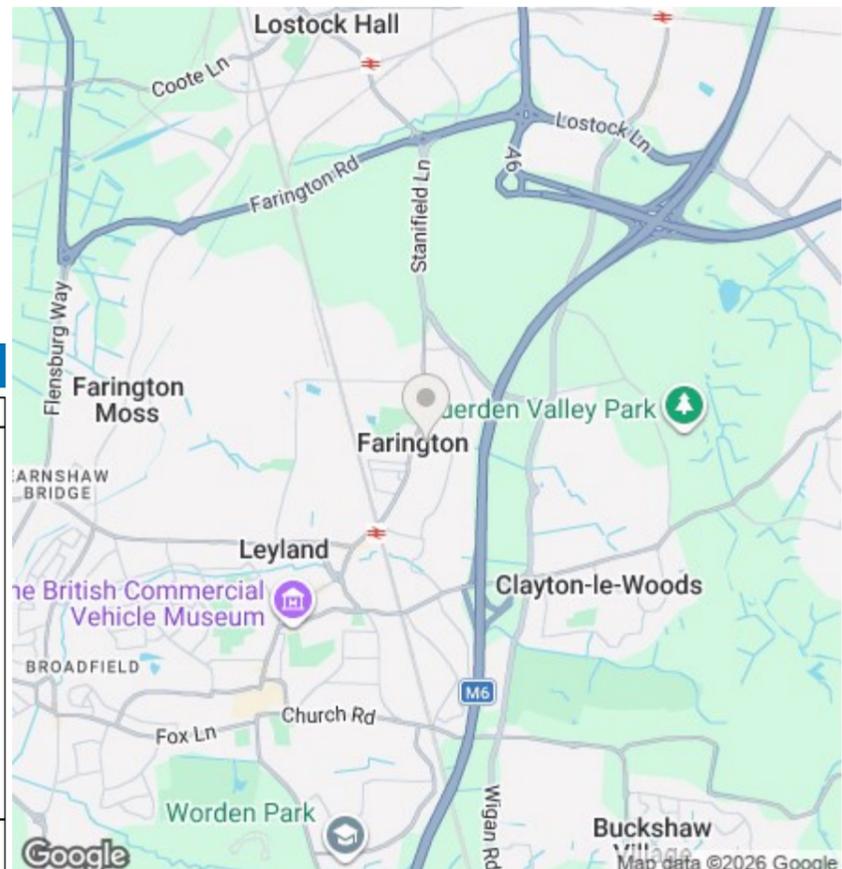


TOTAL FLOOR AREA : 98.30 sq. m. ( 1058.14 sq. ft. ) approx.

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>		
(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	<b>81</b>

### 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	