



Riverside Avenue, Farington Moss, Leyland

£375,000

Ben Rose Estate Agents are pleased to present to market this unique and beautifully appointed three-bedroom detached home, positioned on a fantastic plot in a highly sought-after area of Leyland. Ideally suited to families or those looking to upsize, this eco-friendly property benefits from an air source heat system, solar panels, full underfloor heating, and a comprehensive alarm/CCTV setup. The home sits close to Leyland town centre with its superb schools, shops, and amenities, while the award-winning Worden Park is just a ten-minute drive away. Excellent travel links are also on hand via Leyland train station and the nearby M6 and M61 motorways.

On entering the home, you are welcomed into a bright reception hall that leads into the spacious lounge, complete with a charming feature bay window. The beautifully presented open-plan kitchen and dining room sits just beyond via the French doors and boasts integrated appliances, imitation wood work surfaces, and a modern off-white finish. A convenient utility room sits just off the kitchen, housing the washer, while a light-filled conservatory to the rear provides calming views across the garden and towards the river—an exceptionally peaceful feature that enhances the sense of space and tranquillity throughout the ground floor.

To the first floor, you will find three well-proportioned bedrooms, with the master benefitting from its own three-piece ensuite complete with a shower wet room. The four-piece family bathroom is also located on this floor and is finished to a high standard, offering both a stand-alone shower and modern styling throughout.

Externally, the property offers a generously sized driveway to the front with parking for up to four cars. The driveway leads through to the picturesque rear garden, with tall mature trees that provide excellent privacy. A gently sloping lawn extends down towards the tranquil river that runs behind the property—a rare and stunning feature. The garden also includes a decked overhang seating area positioned perfectly to enjoy the river backdrop, along with an outdoor bar fitted with electrics and lighting.

Altogether, this exceptional plot creates a truly serene setting for family living and outdoor enjoyment.























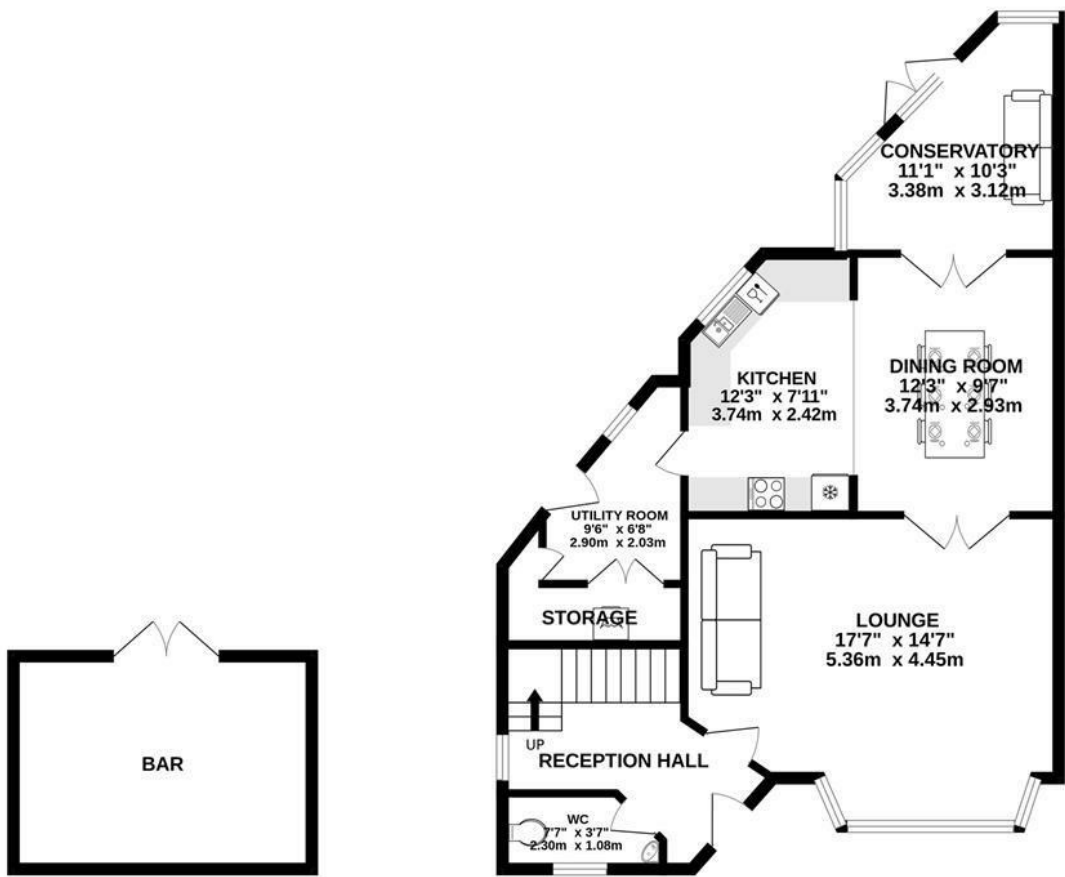




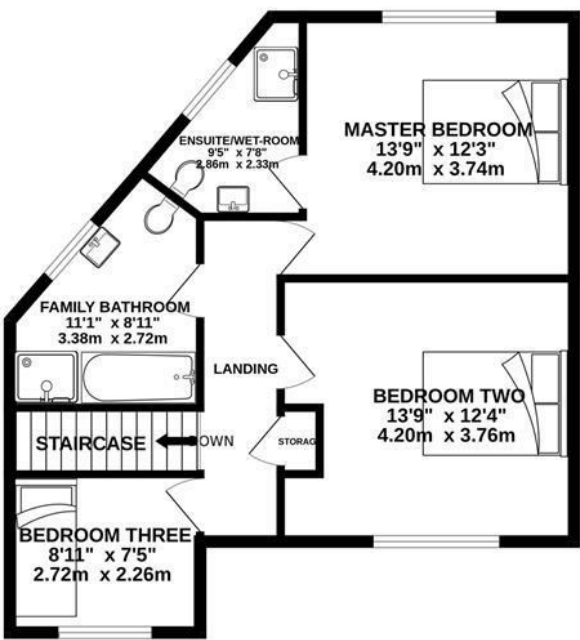


BEN ROSE

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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) A	84	84
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	80	82
(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		