



**Goldcrest 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, situated on the popular Farington Mews development in Leyland, Lancashire. Perfectly suited to couples or families, the property offers modern and comfortable living space, all within close proximity to excellent local schools, shops, and amenities. The home also benefits from superb travel links, with easy access to the M6 and M61 motorways, providing convenient routes to major North West towns and cities, while still enjoying the charm of the surrounding Lancashire countryside.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the left, you will find the spacious kitchen/breakfast room, fitted with stylish wall and base units offering ample storage and a full range of integrated appliances, including a fridge, freezer, oven, hob, washing machine, and dishwasher. The kitchen also benefits from a specification upgraded central island with integrated bin storage and a convenient breakfast bar seating area. Just off this space is access to a downstairs WC, as well as additional understairs storage. Completing the ground floor is the bright and generously sized lounge, located at the rear of the property. This space features double patio doors opening onto the rear garden, allowing for an abundance of natural light.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private ensuite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home boasts a well-maintained and generously sized rear garden, featuring a lawn and an extended patio area, providing the perfect space for relaxing or entertaining. To the rear, there is also a private driveway offering off-road parking for two vehicles, with gated access to the garden, along with the added benefit of an EV charging point.

Early viewing is highly recommended to avoid disappointment.





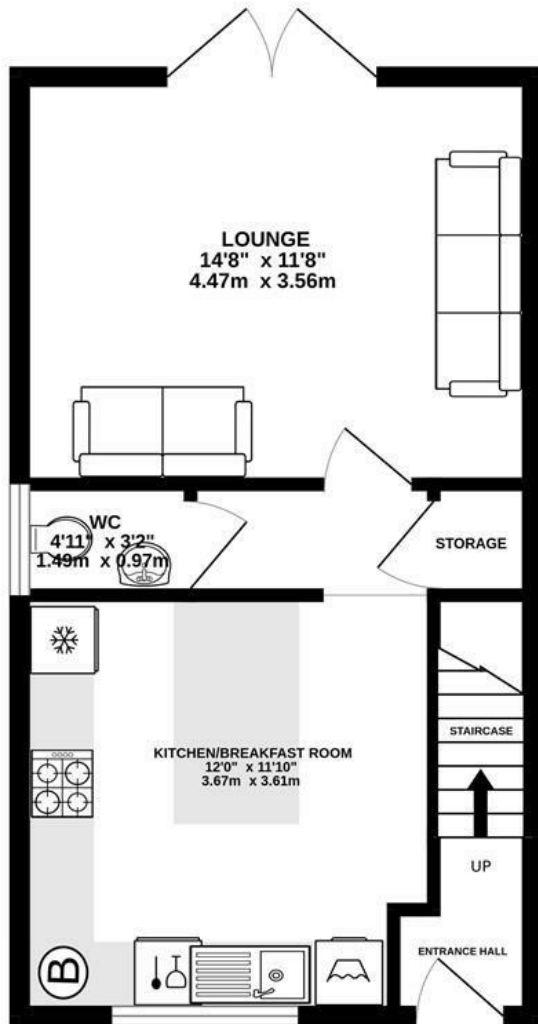




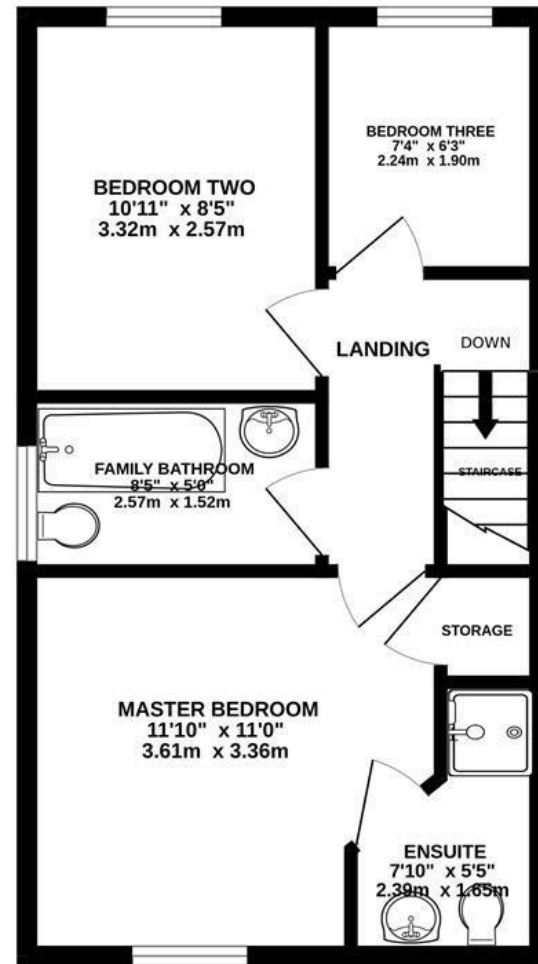




GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

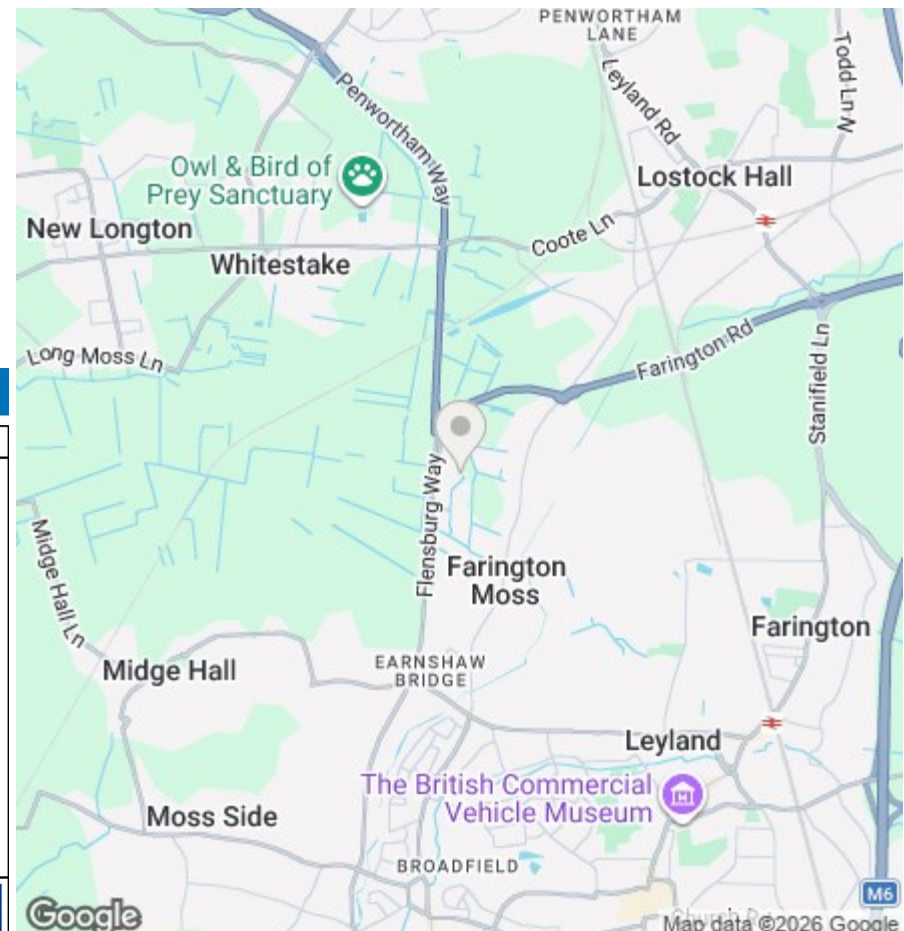


TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

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>96</b>
(81-91) <b>B</b>	<b>84</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	