BEN ROSE



Highfield Avenue, Farington, Leyland **Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to the market this lovely three-bedroom semi-detached property, ideally situated in the heart of Leyland. Offered with no onward chain, this home would make an ideal purchase for a small family or first-time buyers looking to take their first step onto the property ladder. The property is conveniently positioned close to a range of local amenities, including shops, pubs and award-winning schools. There are also excellent transport links to nearby towns, along with easy access to the M6 and M65 motorways and Leyland railway station.

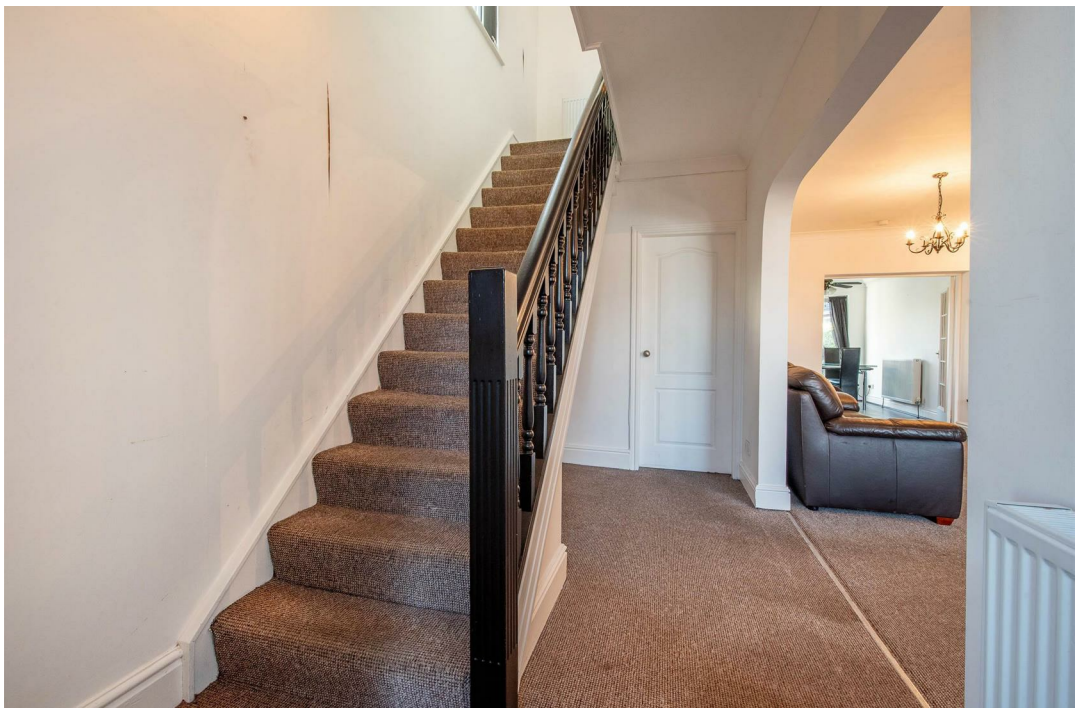
Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. From here, you can access the spacious lounge, which features two fireplaces and a charming bay window overlooking the front aspect. Double doors lead through to the modern kitchen/diner at the rear. The kitchen offers ample storage, an integrated oven and hob, additional space for freestanding appliances and a convenient breakfast bar. The dining area provides plenty of room for a family dining table, with sliding patio doors opening directly onto the rear garden. Completing the ground floor is a versatile utility room, offering useful additional storage and laundry space, but equally lending itself to a variety of alternative uses, such as a home office, playroom, snug or even a potential fourth bedroom.

Moving upstairs, you will find three well-proportioned bedrooms, with the second and third bedrooms both benefiting from integrated storage. A three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, there is plenty of on-street parking available to the front of the property. To the rear is a well-maintained and generously sized garden, featuring a lawn, flagged patio and storage shed, providing an ideal setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space and potential this lovely property has to offer.











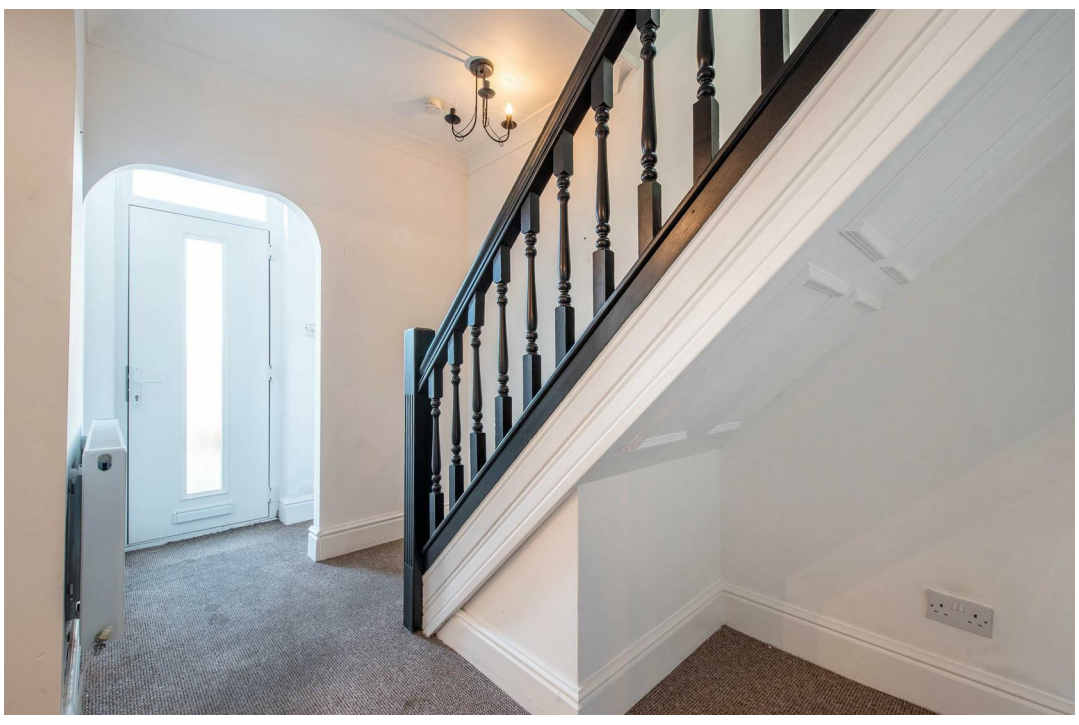
T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB











T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





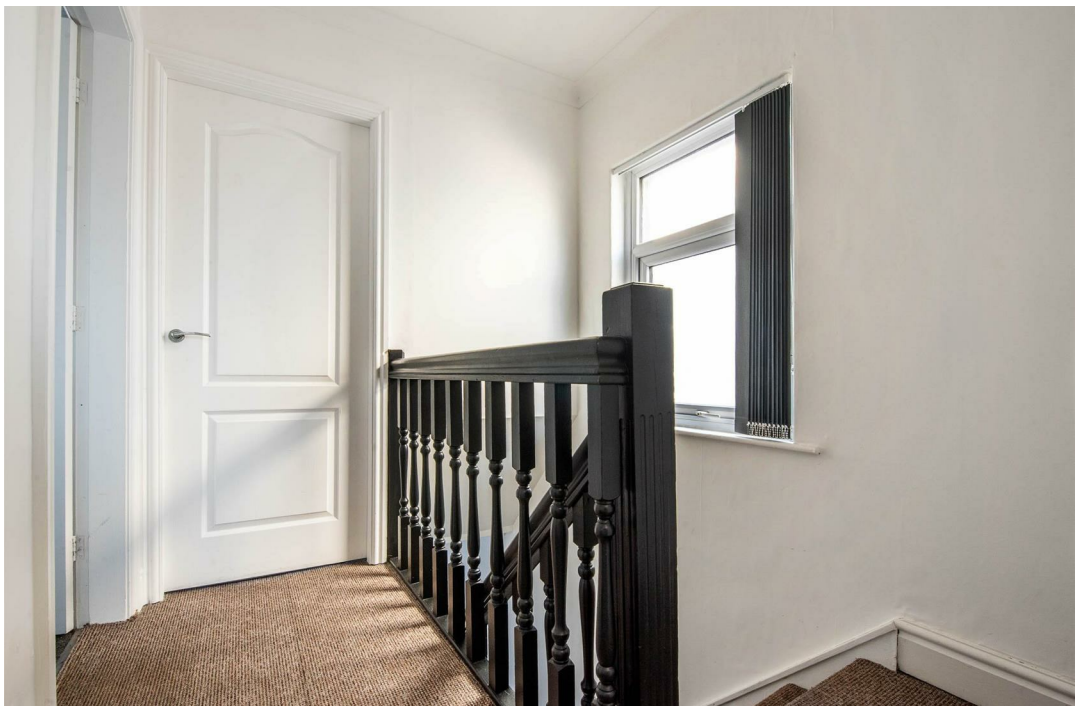
T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB









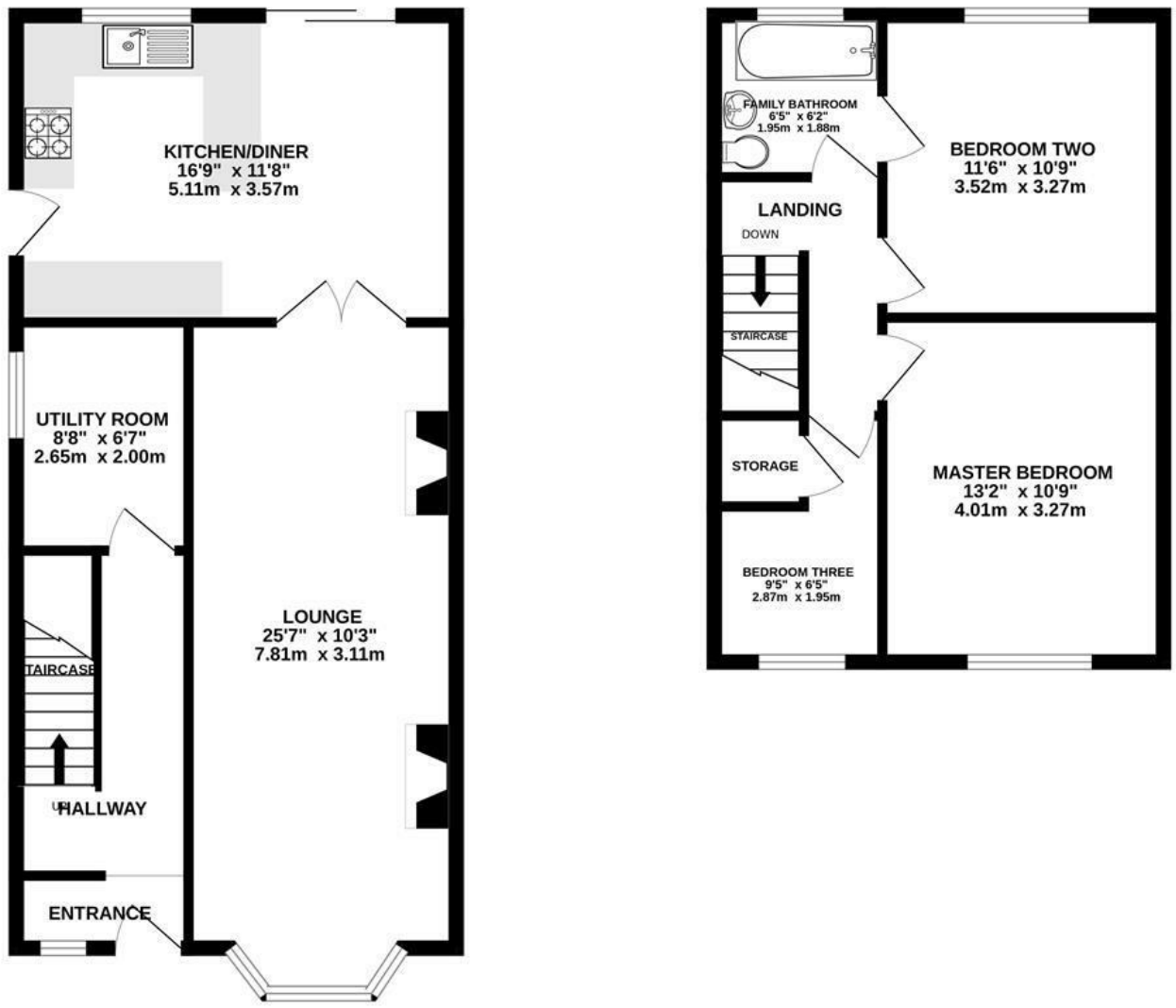


T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

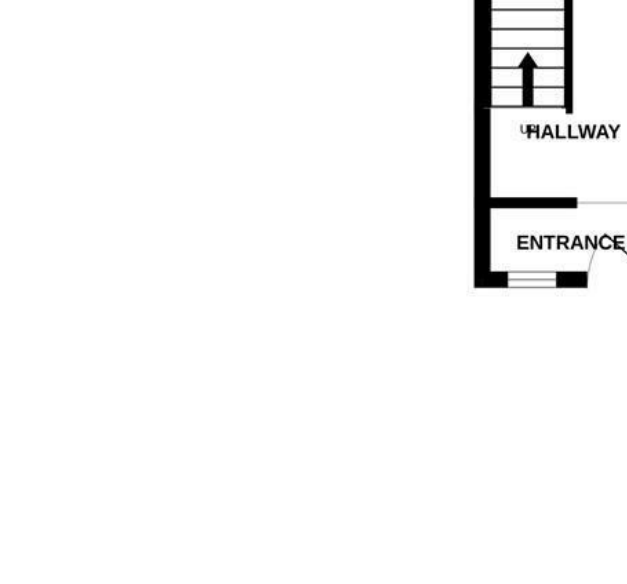
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

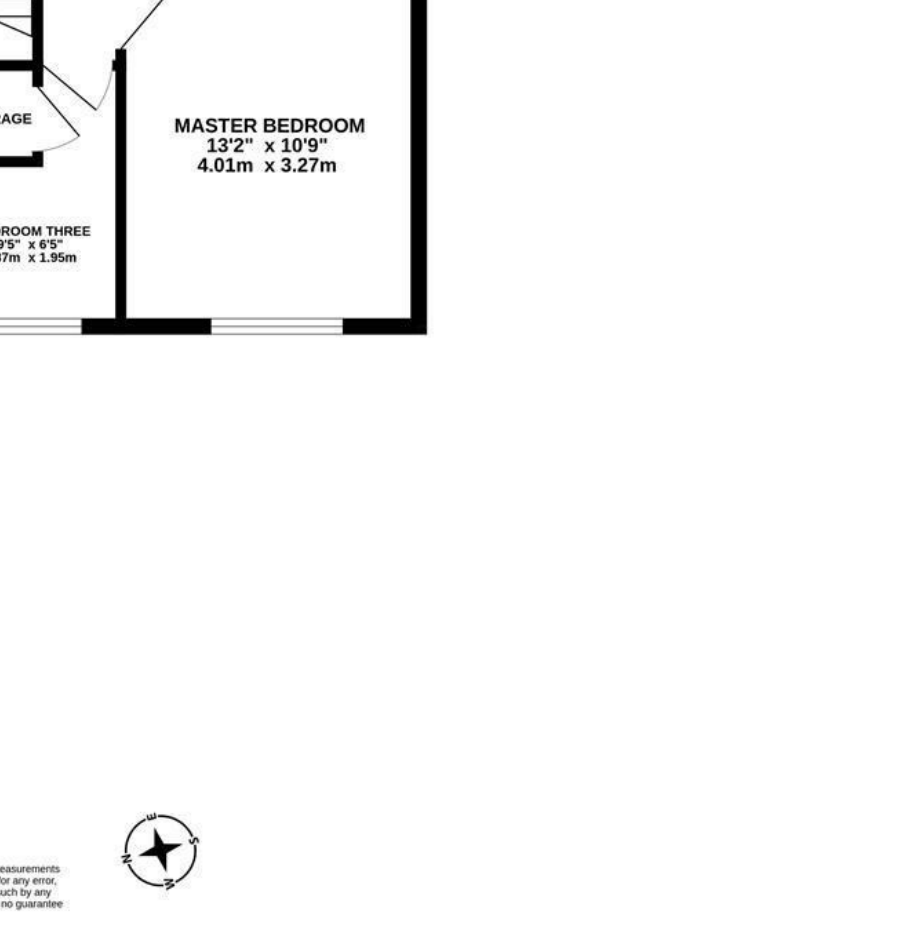


TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

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.
Made with Metropix ©2026

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.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB