



## Willowbank Close, Farington Moss, Leyland

£475,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, located in the highly sought-after area of Farington Moss, Leyland. This stunning property offers spacious, modern living throughout and has been tastefully decorated to an exceptional standard. Perfect for growing families, the home combines contemporary style with practical living spaces, creating an ideal environment for both relaxation and entertaining. Farington Moss remains a popular residential location thanks to its semi-rural feel and proximity to excellent local amenities. Nearby Leyland town centre provides a range of shops, cafés, restaurants, pubs, and well-regarded schools. For commuters, Leyland Train Station offers direct rail links to Preston, Manchester, and Liverpool, while excellent bus routes and close access to the M6, M61, and M65 motorways ensure effortless travel across the North West. The nearby towns of Preston and Chorley are also just a short drive away, offering even more leisure and shopping opportunities.

Upon entering, you are welcomed into a bright and spacious entrance hall that immediately sets the tone for the home's modern and elegant interior. To the right sits a large lounge with a beautiful feature fireplace, creating a warm and inviting focal point for family gatherings. To the left is a dedicated study, ideal for those working from home. To the rear of the property, the stunning open-plan kitchen and dining room spans the full width of the house, complete with built-in appliances, a central island with induction hob, and bi-fold doors opening onto the garden, allowing natural light to flood the space. Off the kitchen is a utility room providing additional storage and external access to the side of the property. A convenient WC completes the ground floor layout.

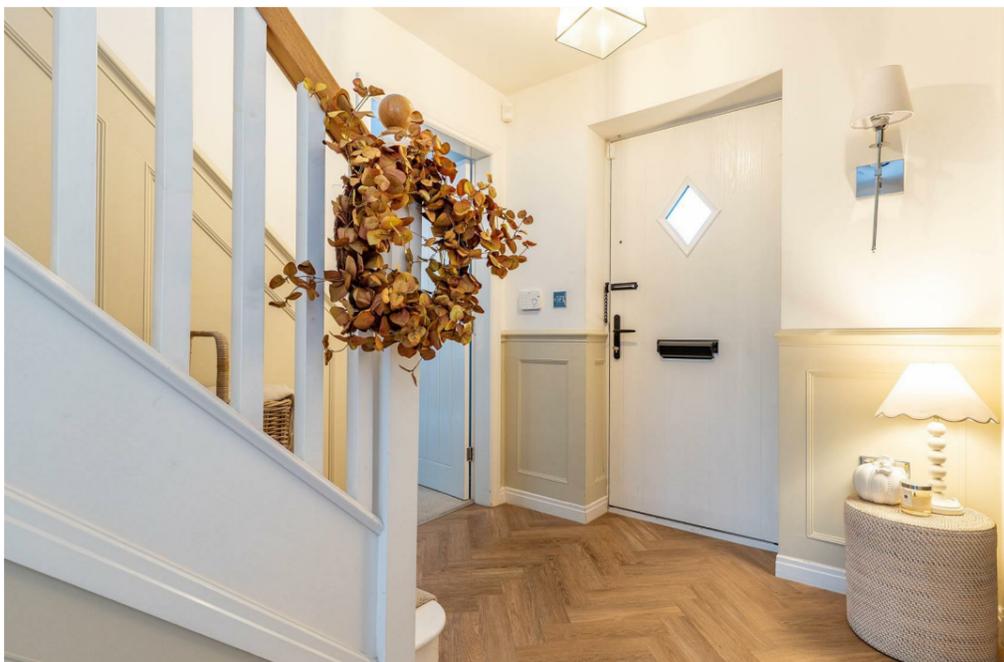
Upstairs, the home continues to impress with a bright and airy landing leading to four generously sized bedrooms. The master bedroom features a modern ensuite shower room, while the second bedroom also benefits from its own ensuite — ideal for guests or older children. The remaining two double bedrooms share access to a stylish three-piece family bathroom, all beautifully presented and tastefully finished throughout.

Externally, the property commands excellent kerb appeal with a well-maintained front garden and a driveway providing parking for two vehicles, complete with an electric vehicle charging point and access to a double garage. To the rear, the landscaped garden offers a private and relaxing outdoor space, ideal for entertaining. A paved seating area leads to a brick-built gas and charcoal barbecue with integrated cool storage, while a luxurious hot tub provides the ultimate spot for unwinding. The neatly lawned garden is fully enclosed, offering a safe and peaceful setting for family life.

This is an exceptional family home that seamlessly blends style, comfort, and functionality — perfectly positioned in one of Leyland's most desirable residential areas. Early viewing is highly recommended.



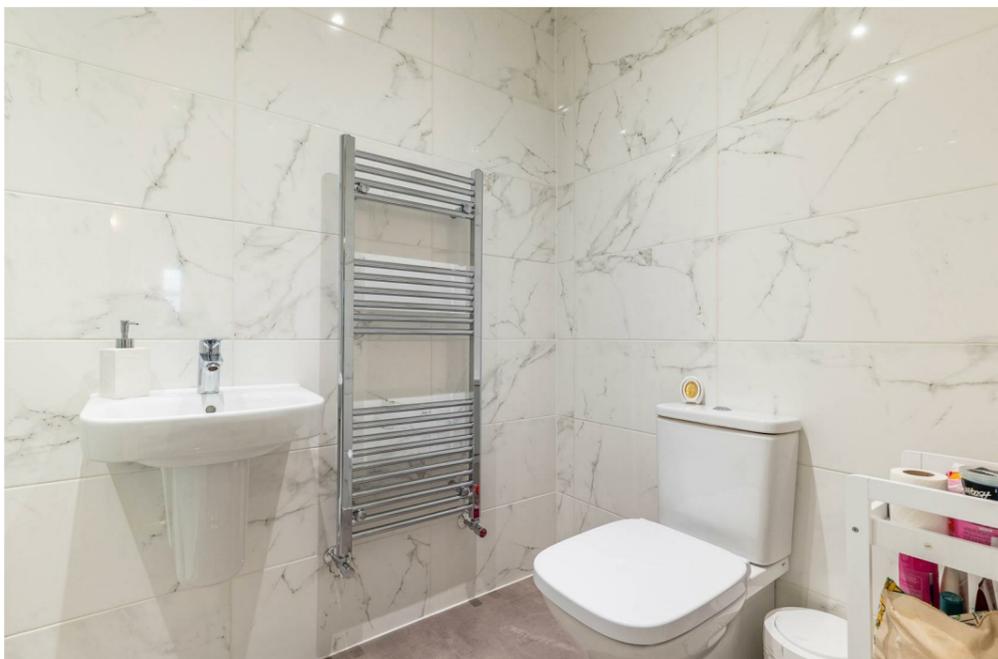
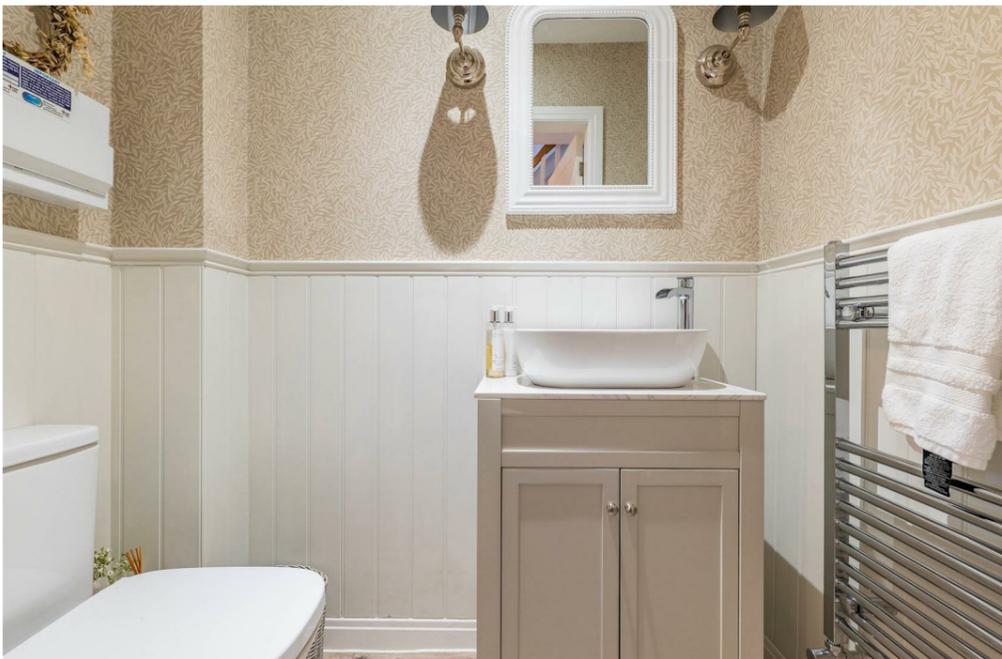








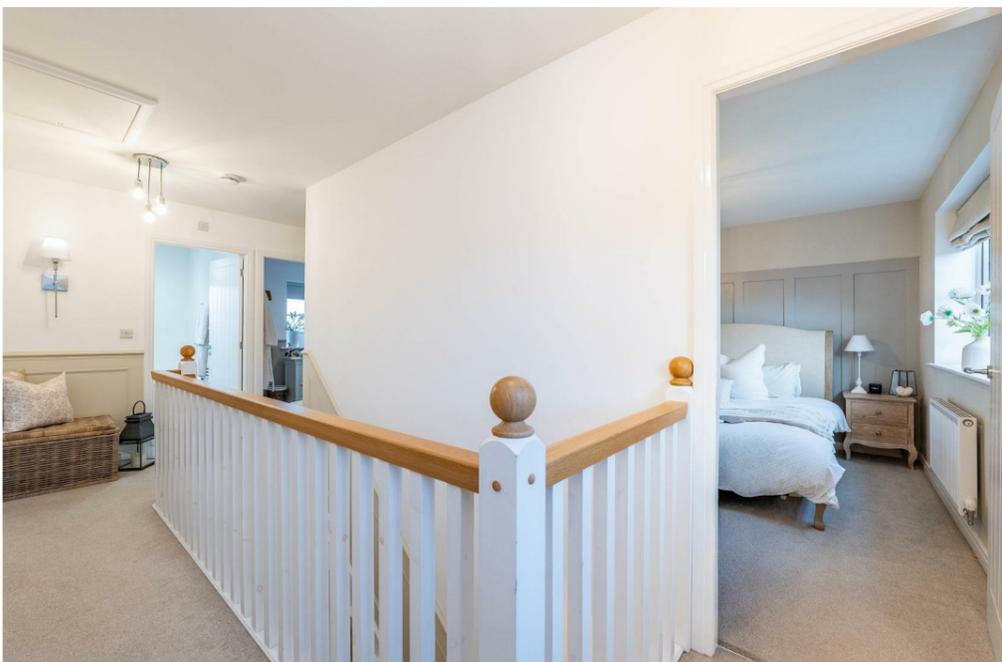










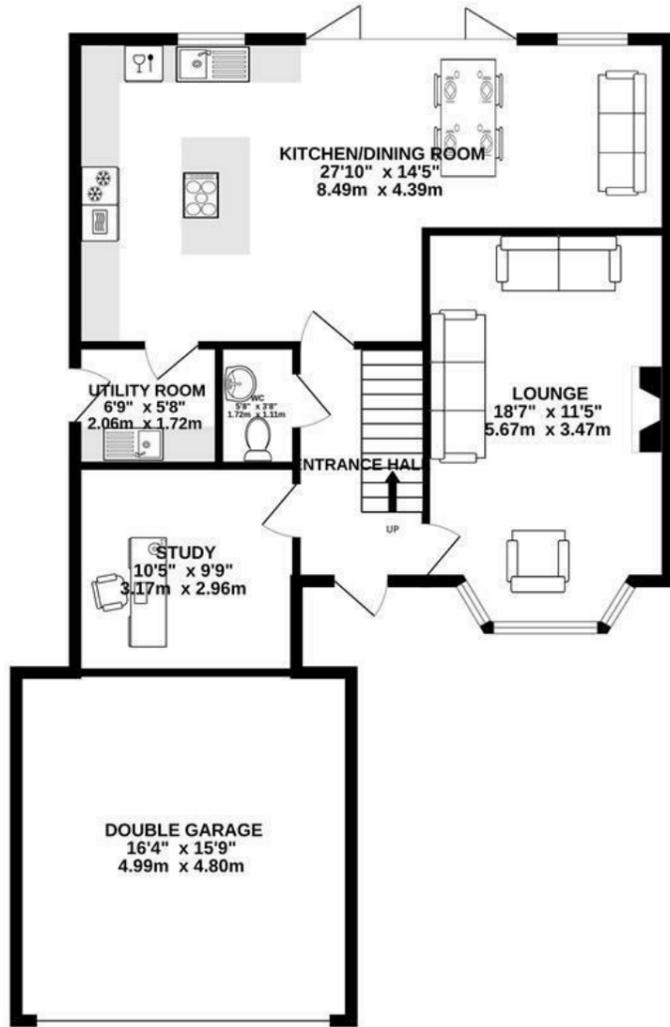




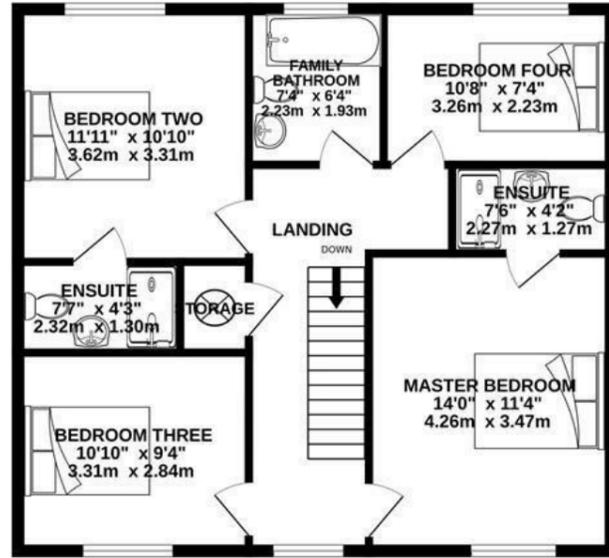




GROUND FLOOR  
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.

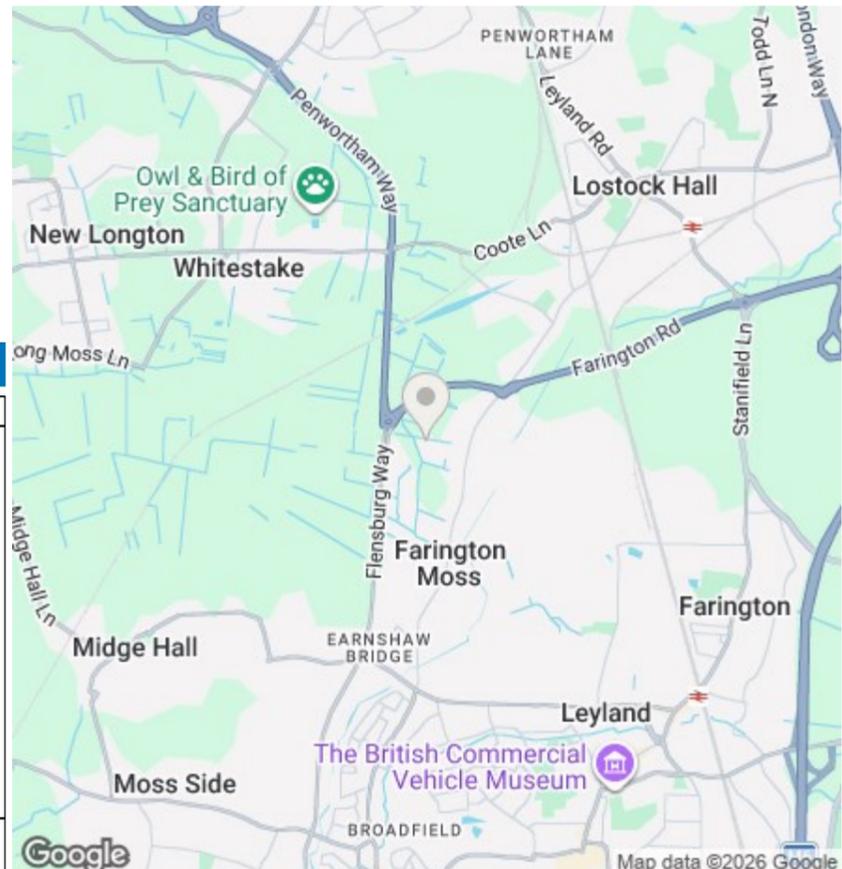


TOTAL FLOOR AREA : 1731 sq.ft. (160.8 sq.m.) approx.

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>93</b>
(81-91) <b>B</b>	<b>85</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	