



**Knowsley Avenue, Farington, Leyland**

**Offers In The Region Of £200,000**

Ben Rose Estate Agents are delighted to bring to market this CHAIN FREE three-bedroom semi-detached property, located in a sought-after residential area of Leyland. Ideally suited to a family or first-time buyer looking to get onto the property ladder, the home is situated close to Leyland town centre and its superb local schools, supermarkets, and amenities, with excellent travel links via Leyland train station and the M6 and M61 motorways. Benefitting from a good layout, some areas of the home would benefit from modernisation, offering buyers the opportunity to personalise and add value. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you are welcomed by a bright entrance hallway with a staircase leading to the upper level. To the right is the spacious lounge, complete with a large front-facing window that floods the room with natural light. Moving through, you'll find the kitchen, which provides ample storage and space for freestanding appliances, along with access to useful understairs storage. The kitchen leads through to both the dining room and utility room at the rear. The utility room offers practical additional storage and space for appliances. The dining room provides ample space for a family dining table, with views over the rear garden.

Upstairs, the home benefits from three well-proportioned bedrooms, with the master bedroom featuring integrated storage. A spacious three-piece family bathroom completes this floor.

Externally, the front of the property is well maintained, with a private driveway providing off-road parking for up to three vehicles. At the rear, you'll find a generously sized garden, mainly laid to lawn with a flagged patio and a charming pond, perfect for creating a relaxing outdoor retreat.







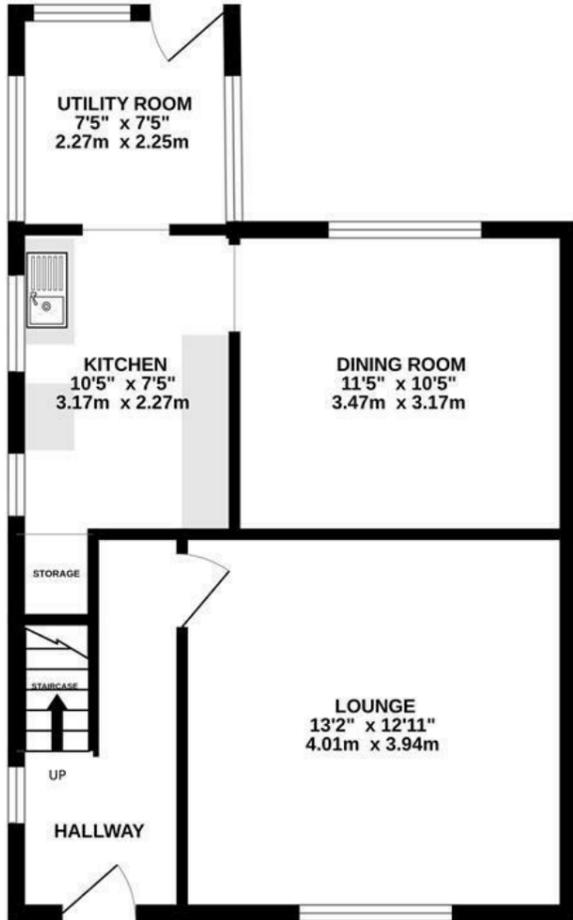




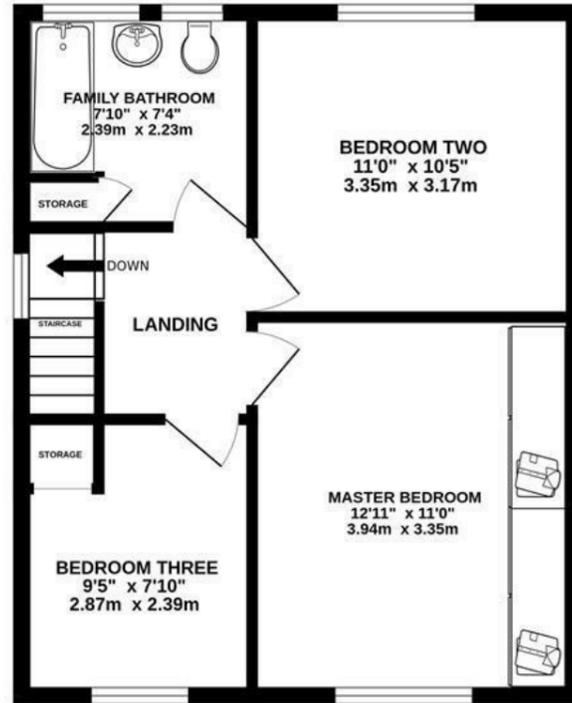


# BEN ROSE

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

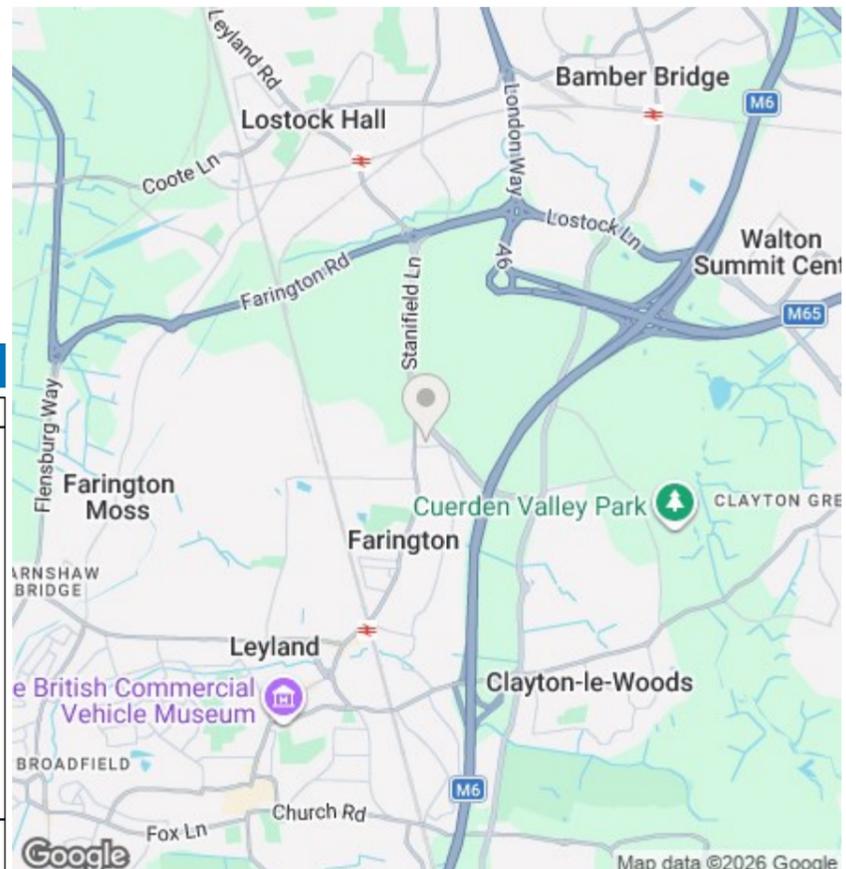


TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

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>		
(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	

## 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		
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