



Ordsall Close, Farington Moss, Leyland

Offers Over £259,950

Ben Rose Estate Agents are pleased to present to market this beautiful and spacious three-bedroom detached house in Leyland. This stunning home offers ample living space for families and is situated in a highly desirable area known for its tranquil surroundings and excellent amenities. The location provides easy access to local schools, shops, and restaurants, as well as convenient travel links including motorway connections and public transport options, making commuting straightforward.

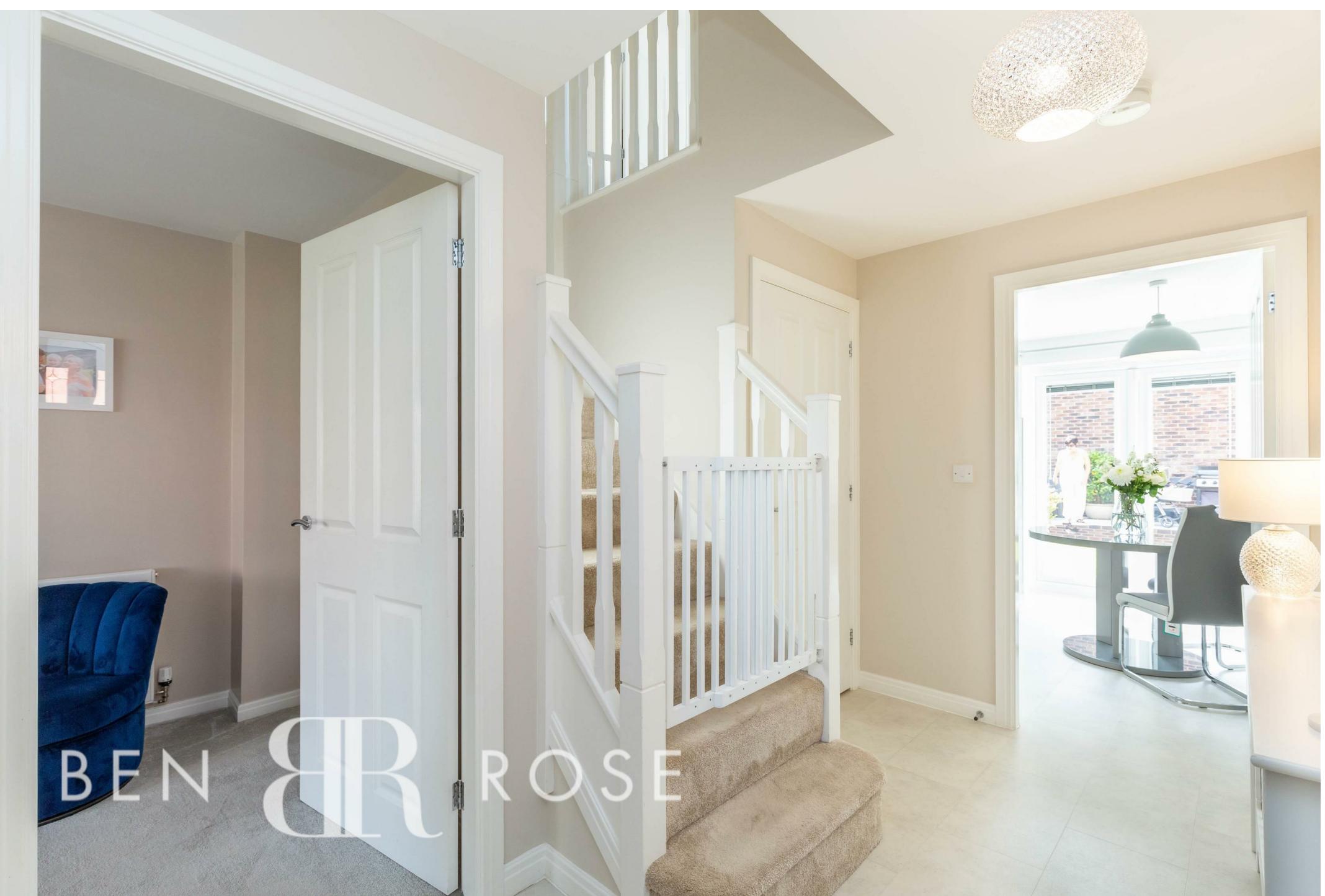
Upon entering the property, you are greeted by a welcoming hallway that leads to a spacious lounge featuring a charming bay window that fills the room with natural light. The modern kitchen/diner, equipped with sleek appliances and generous countertop space, opens through French windows to the rear garden, creating a seamless indoor-outdoor flow perfect for entertaining. Additionally, the ground floor includes a convenient WC with a toilet and sink, along with under-stairs storage for all your practical needs.

Moving to the first floor, the master bedroom offers a serene retreat with built-in wardrobes and an ensuite that includes a shower, toilet, and sink. The second bedroom is impressively large, while the third double bedroom provides flexibility for family living or a home office. The family bathroom, complete with a toilet, sink, and bath with a shower over, serves the remaining bedrooms. Additional storage on this floor ensures ample space for all your belongings.

Externally, the property boasts a driveway that accommodates multiple vehicles, complemented by an attached garage for additional parking or storage. The front garden enhances the home's curb appeal, while the sunny rear garden provides a private outdoor haven, perfect for relaxation and recreation.









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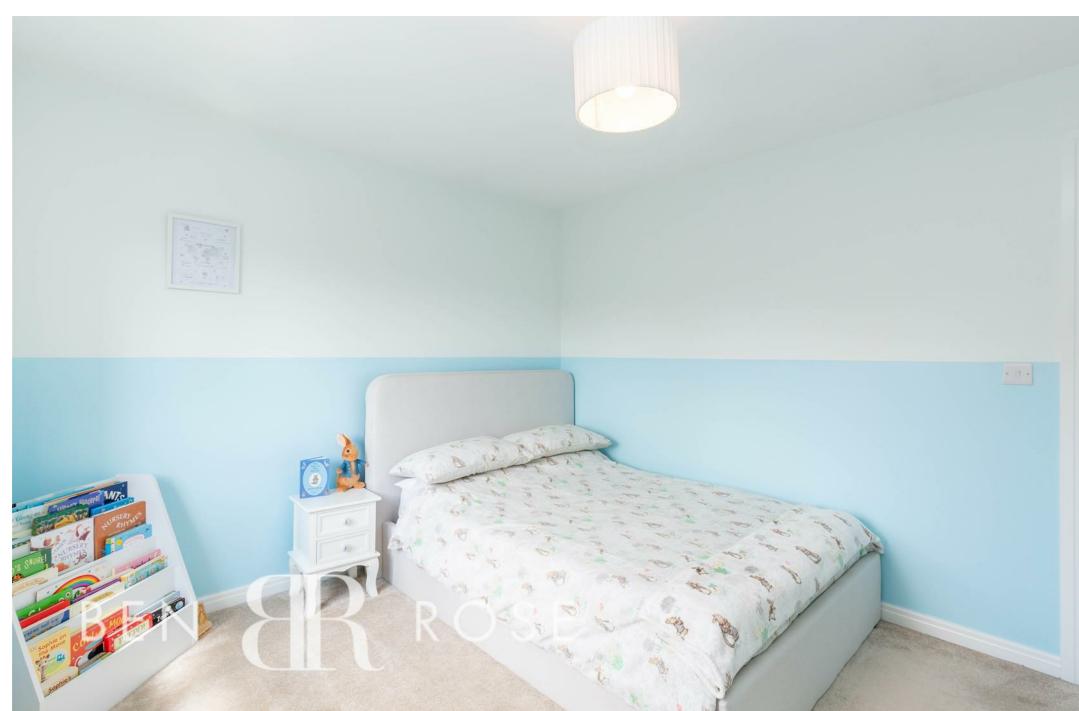


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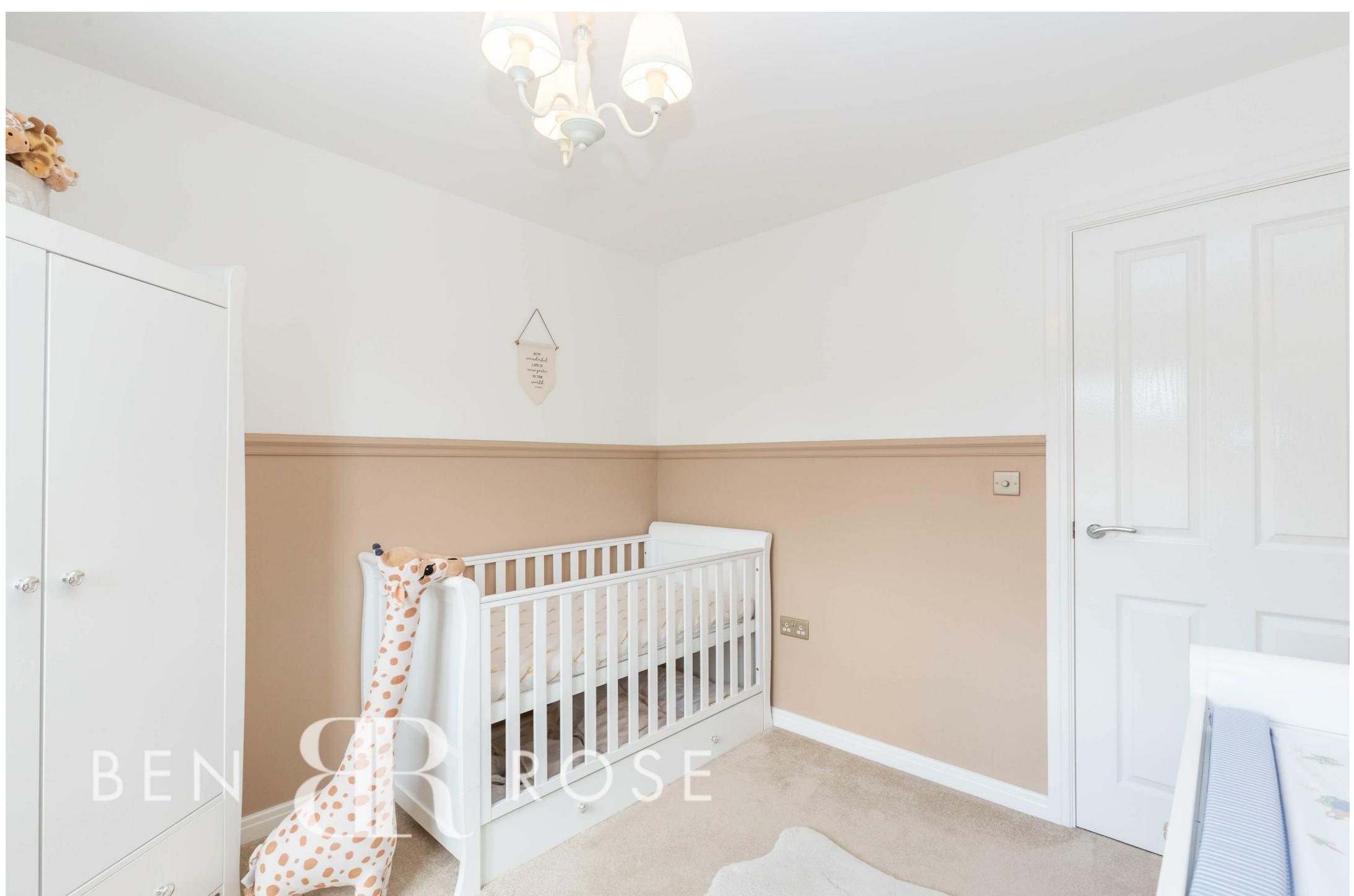


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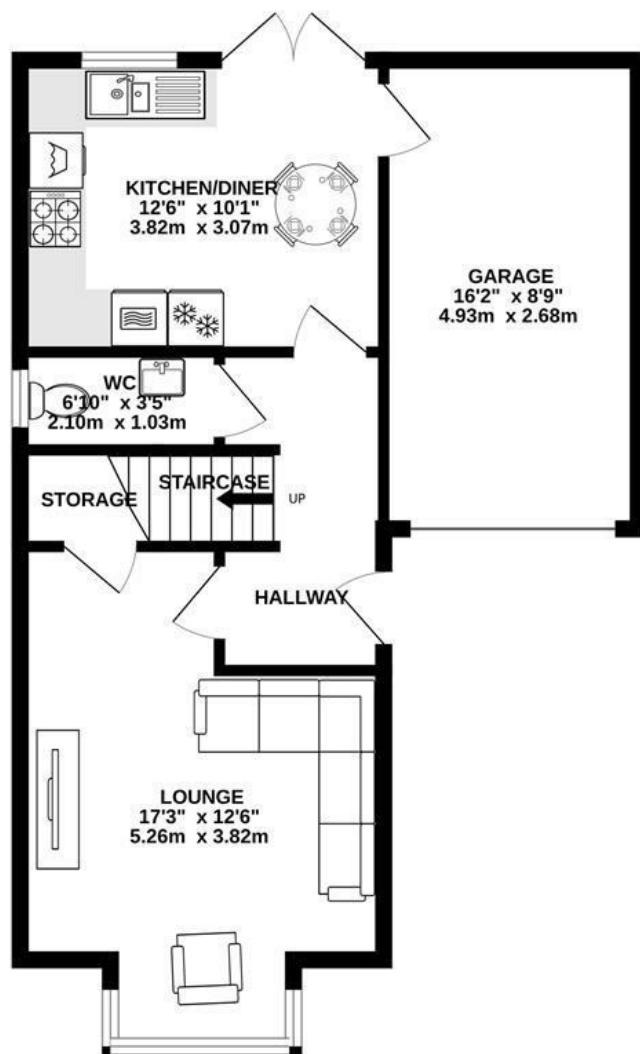




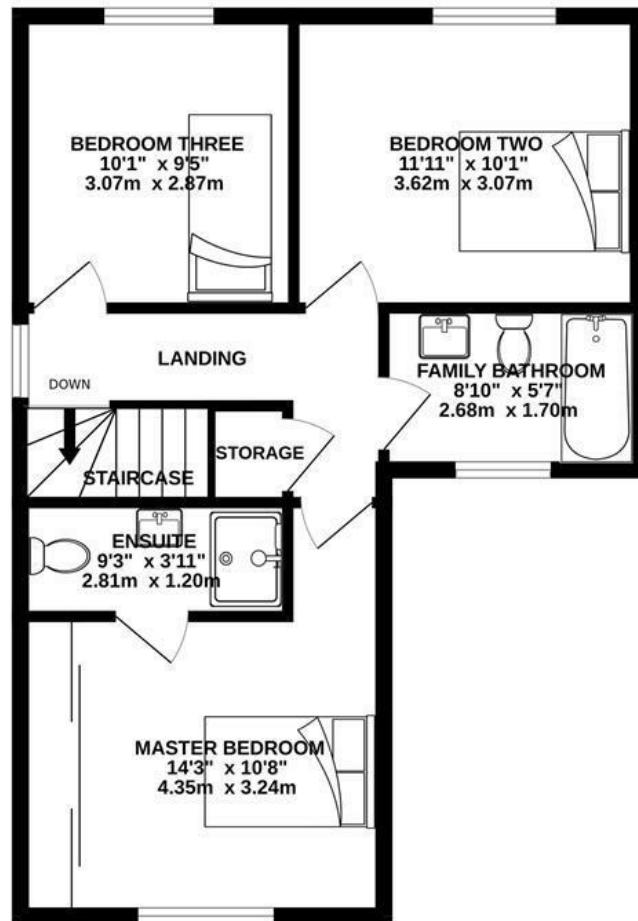


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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.



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	94
(81-91)	B	83
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(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		
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