



School Street, Farington, Leyland

Offers Over £120,000

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terraced property, situated just outside Leyland town centre. Ideal for first-time buyers, the home is perfectly positioned within walking distance of a wide range of local amenities, including supermarkets, cafés, shops, and leisure facilities. The property also benefits from excellent transport links, with Leyland train station nearby providing direct services to Preston and Manchester, while local bus routes and easy access to the M6, M61, and M65 motorways make commuting to surrounding areas simple and convenient.

Stepping into the property through the welcoming entrance porch, you are led into the spacious lounge, which features a large window overlooking the front aspect. This room flows seamlessly into the dining room, where an open staircase leads to the upper level. The dining room offers ample space for a large family dining table and benefits from convenient understairs storage. From here, you will enter the bright fitted kitchen, which offers ample storage and includes an integrated oven and hob, along with a single door providing access to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms and a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, there is ample on-street parking to the front of the property. To the rear is a good-sized yard featuring a low-maintenance flagged patio and raised decking area, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.

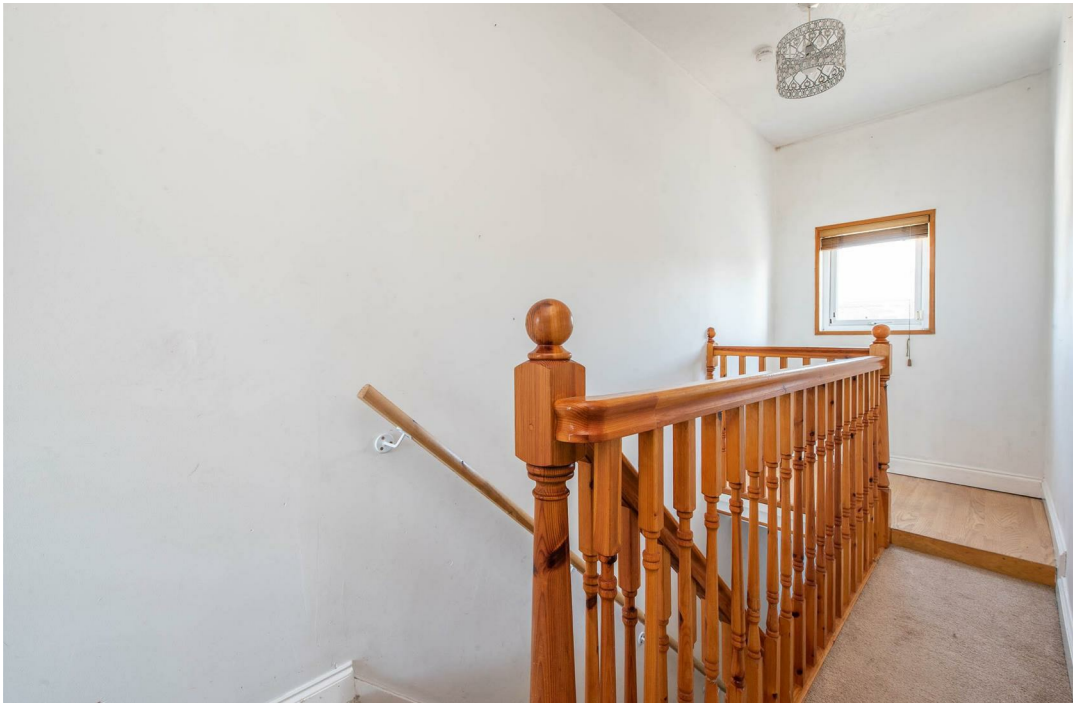






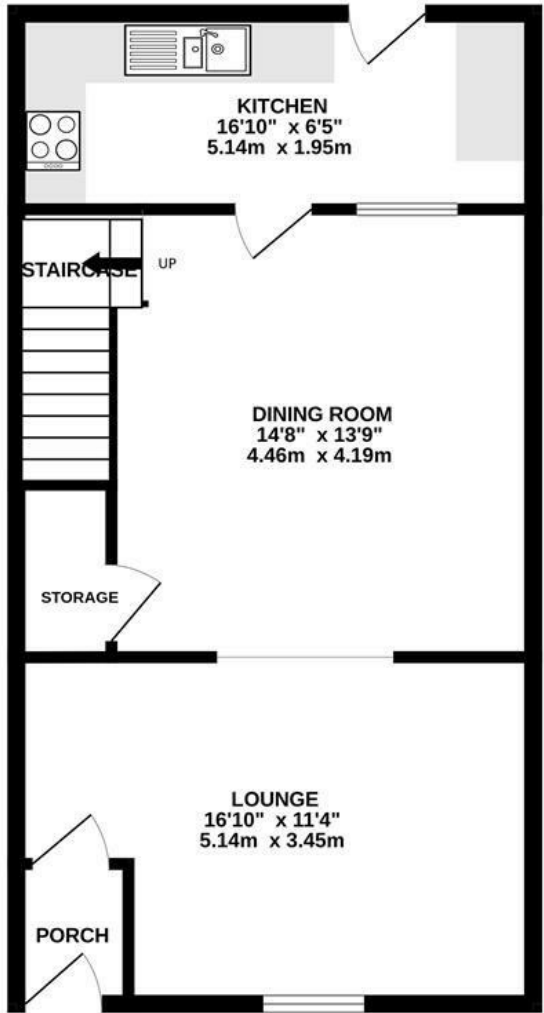




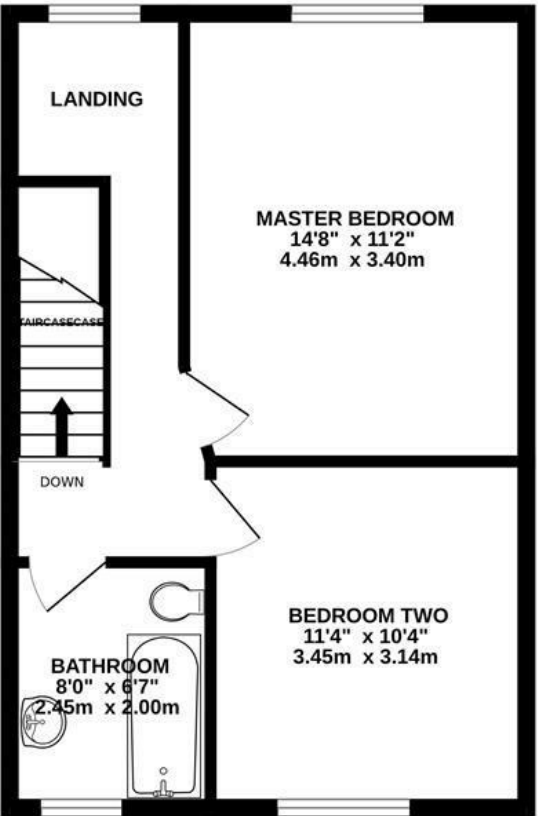


BEN ROSE

GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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) A	70	85
(81-91) B		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

