



St. Christines Avenue, Farington, Leyland

Offers Over £250,000

Ben Rose Estate Agents are pleased to present to market this extended, four-bedroom semi-detached dormer bungalow, situated on a desirable corner plot in the heart of Farington. This spacious family home offers a flexible layout, perfect for modern family living, with generous living areas and well-proportioned bedrooms. Located in a sought-after residential area, the property benefits from excellent local amenities, including shops, schools, and parks. Fantastic transport links are also nearby, with Leyland train station just a short distance away, offering easy access to Preston and beyond. The M6 and M65 motorways are within close reach, making it ideal for commuters, while regular bus services connect the area to surrounding towns and cities.

As you step inside, the entrance hall welcomes you into the home, leading through to the spacious lounge, complete with a charming feature fireplace and a staircase to the first floor. From here, you'll find the modern kitchen/diner, which boasts integrated appliances throughout and ample space for a family dining area. The kitchen also provides access to the bright and airy conservatory, an ideal space for relaxation with an outdoor access over the to garden. Off the main hallway, three of the four bedrooms can be found. The second bedroom is well-sized and benefits from fitted wardrobes and access to the rear garden, as well as a private three-piece en-suite shower room. Bedroom three is currently used as a dining room, showcasing the home's versatility, while the fourth bedroom offers further flexibility for family living. A three-piece family bathroom completes this floor.

Moving upstairs, the master suite occupies the entire first floor, providing a private retreat. The spacious master bedroom benefits from a fitted wardrobe and a separate walk-in wardrobe, offering excellent storage options. It also has en-suite for added convenience. Additionally, a study is located on this floor, making it an ideal space for those who work from home or require a quiet area for reading or hobbies.

Externally, the home enjoys a generous plot with ample outdoor space. The driveway at the front provides off-road parking for two vehicles, with gated access extending the drive further for additional parking. The main garden area is positioned to the side of the property and features a well-maintained lawn, perfect for outdoor activities. To the rear, you'll find a single garage with an attached workshop, providing excellent storage or workspace options. A decked seating area completes the rear garden, creating the perfect spot for relaxing outdoors.

This wonderful home offers space, flexibility, and a fantastic location, making it an ideal choice for growing families.













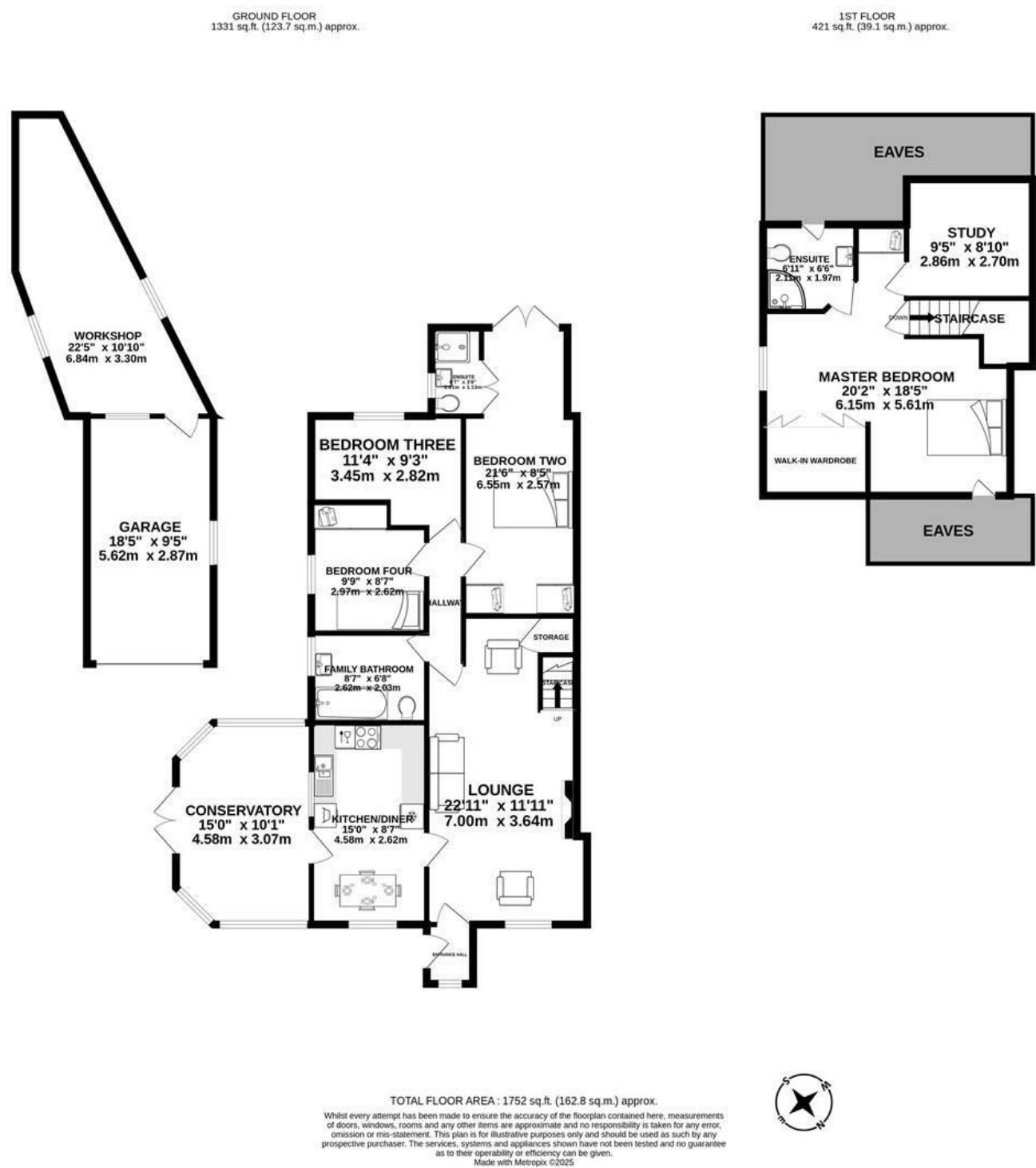








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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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	<div>70</div>	<div>82</div>
(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 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		
England & Wales		EU Directive 2002/91/EC

