BEN ROSE



Stevenson Avenue, Farington, Leyland

Offers Over £175,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated in the popular residential area of Farington, Leyland. Offering spacious living accommodation throughout, this property would make an ideal family home with a practical layout and generous outdoor space. Farington remains highly desirable thanks to its convenient location, with a wide range of local amenities nearby including supermarkets, schools, cafés and leisure facilities. Excellent travel links are also close at hand, with Leyland train station providing direct rail services to Preston, Manchester and Liverpool, whilst nearby bus routes and easy access to the M6, M61 and M65 motorways make commuting straightforward. The property also benefits from being within easy reach of Leyland town centre, Preston city centre and attractive local parks and countryside walks.

Entering the home, you are welcomed into the entrance hall which provides access to the first floor staircase, the main lounge and the dining room. The lounge offers a warm and inviting atmosphere, centred around a feature fireplace and benefiting from plenty of natural light. Moving through to the dining room, this versatile space is ideal for family meals and entertaining, whilst also giving access to a convenient ground floor WC. The kitchen is positioned to the rear and offers ample storage and workspace, with the layout flowing seamlessly into the generously sized conservatory. Overlooking the garden, the conservatory provides an excellent additional reception space that can be enjoyed throughout the year.

To the first floor, the landing leads to all three bedrooms. Two of the bedrooms are generous doubles offering comfortable accommodation for family living, whilst the third bedroom would serve perfectly as a child’s bedroom, nursery or home office depending on requirements. Completing this floor is the three-piece family bathroom, fitted with a practical suite and serving all bedrooms comfortably.

Externally, the property benefits from a sizeable driveway to the front providing off-road parking for multiple vehicles, alongside access to the garage for additional storage or secure parking. To the rear is an enclosed garden featuring a good-sized lawn and several mature trees, creating a pleasant outdoor setting ideal for both children and relaxing during the warmer months. Combining spacious interiors, practical family living and a convenient location, this home presents an excellent opportunity for buyers looking to settle within a well-connected and established area of Leyland.








BREAD
beko
Energy Spin
Cottons
Eco 40-60
Synthetics
Hand Wash
Mixed Fabrics











T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





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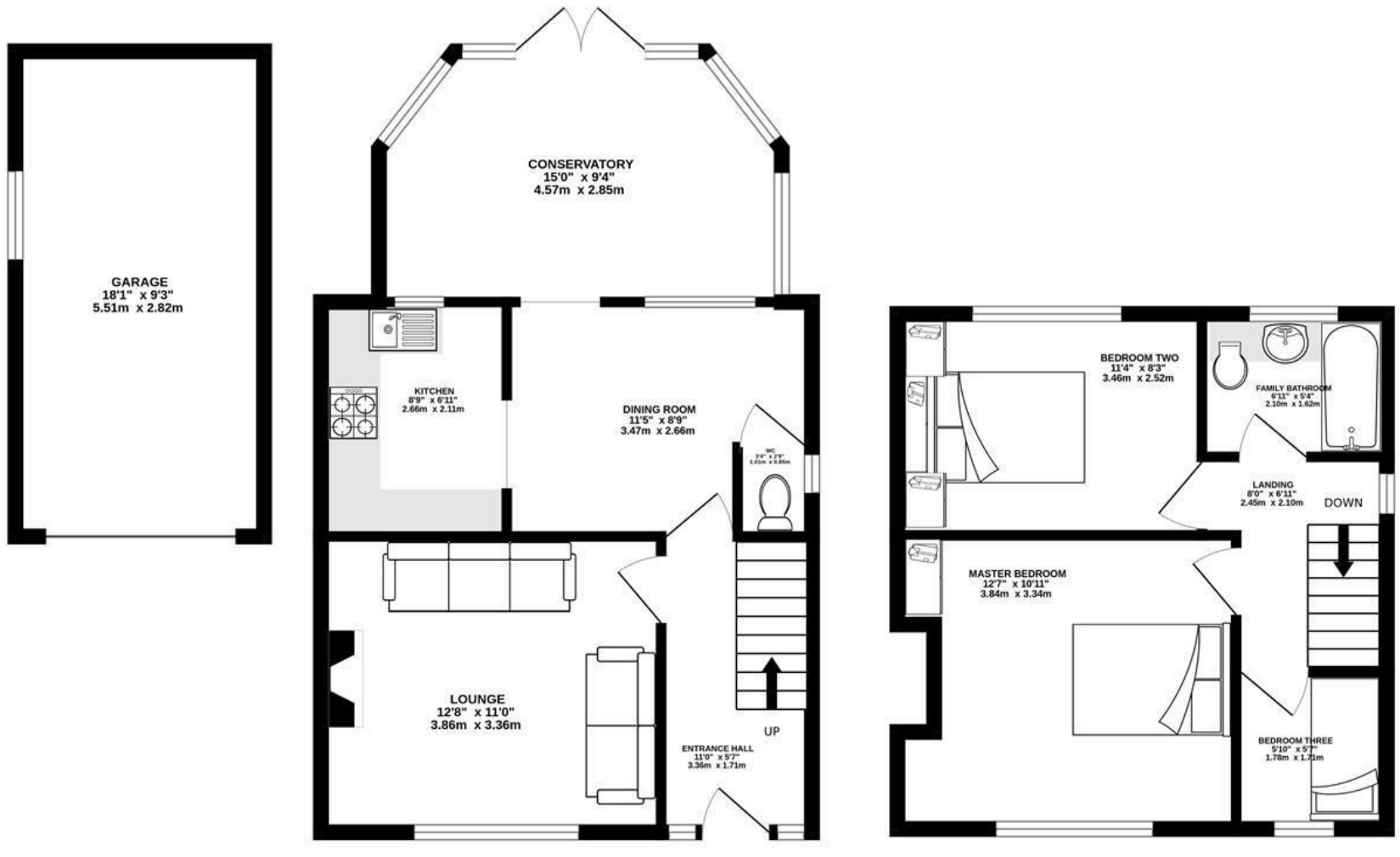


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GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.

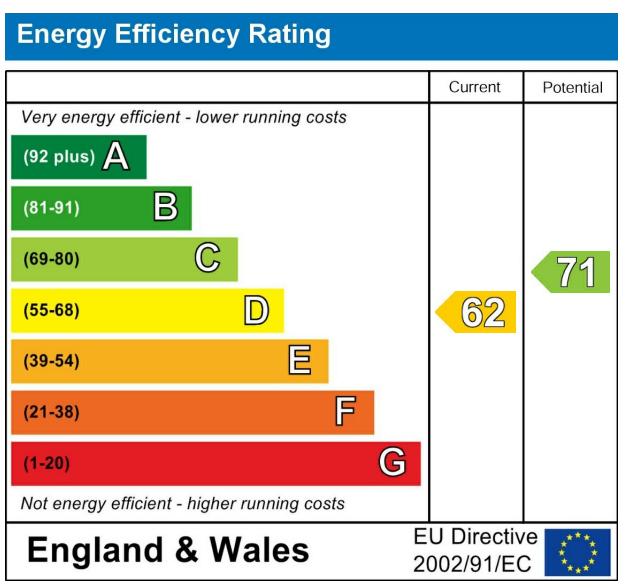
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.

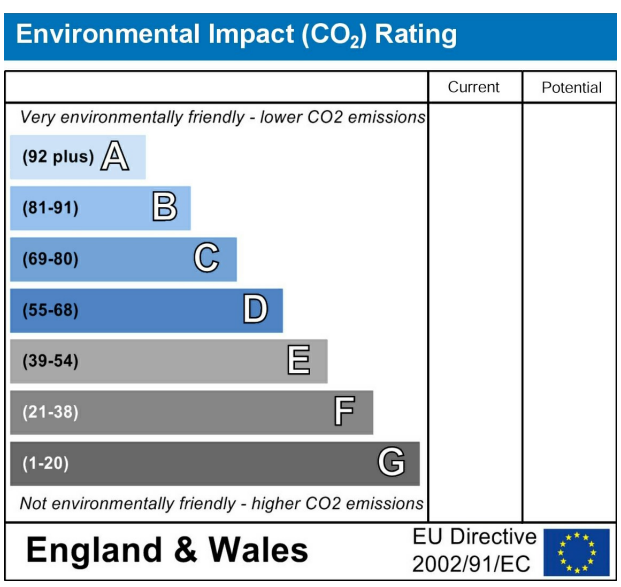


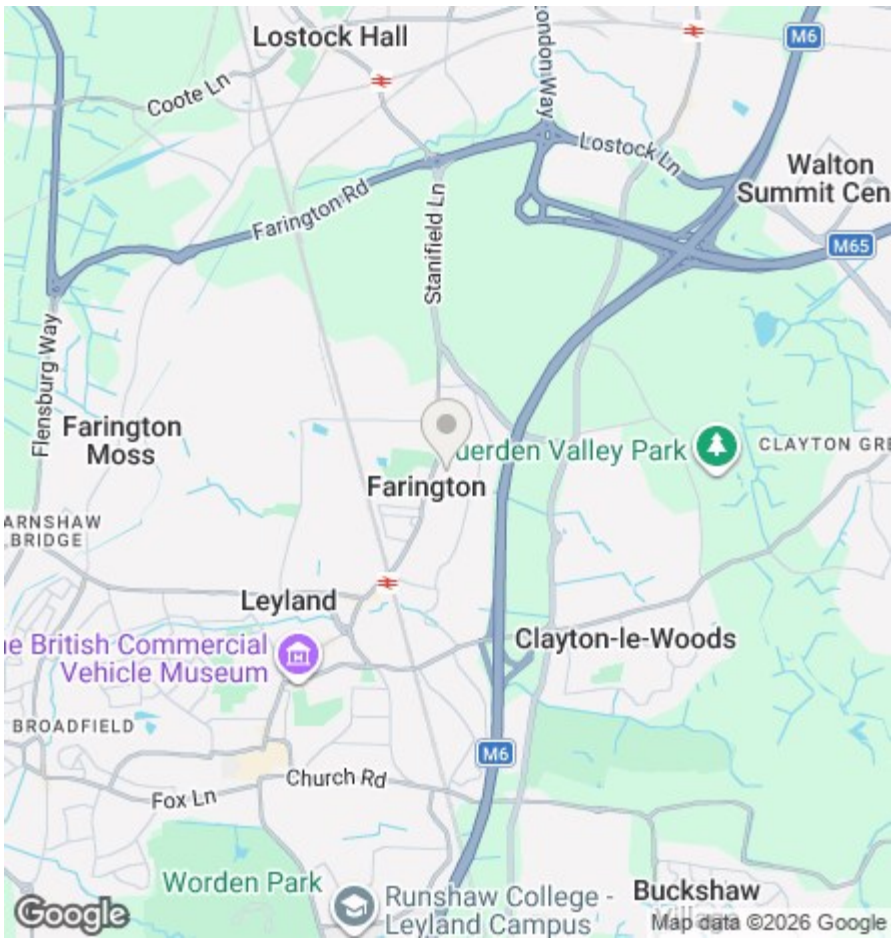
TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

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.







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