



Radcliffe Drive, Farington Moss, Leyland

Offers Over £245,000

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom property, located on a highly popular and sought-after estate in Leyland. An ideal family home, the property offers generous living space set across three floors. Conveniently situated just a short distance from Leyland town centre, it benefits from easy access to a range of local amenities, including excellent schools, as well as ideal transport links via bus routes, nearby railway connections and the M6 and M61 motorway. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. To the right, you'll find the spacious lounge, featuring a large window overlooking the front aspect and access to understairs storage. Moving through, you enter the bright and modern kitchen/diner. The contemporary fitted kitchen is equipped with integrated appliances, including a fridge, freezer, oven, microwave, dishwasher, and wine fridge. The dining area provides ample space for a family dining table, with double patio doors opening onto the rear garden. A convenient WC located off the kitchen/diner completes the ground floor.

Moving upstairs to the first floor, you'll find three well-proportioned bedrooms and a stylish three-piece family bathroom, complete with an over-bath shower.

Occupying the top floor is the generously sized master bedroom, which benefits from dual-aspect windows, integrated storage, and a modern en-suite shower room.

Externally, the property benefits from a sizable driveway providing off-road parking for multiple vehicles and leading to a single detached garage. The garage is accessed via an up-and-over door and is equipped with lighting, electricity, and an EV charging point.

To the rear, there is a generously sized garden featuring a low-maintenance faux lawn and a flagged patio—perfect for relaxing or entertaining.

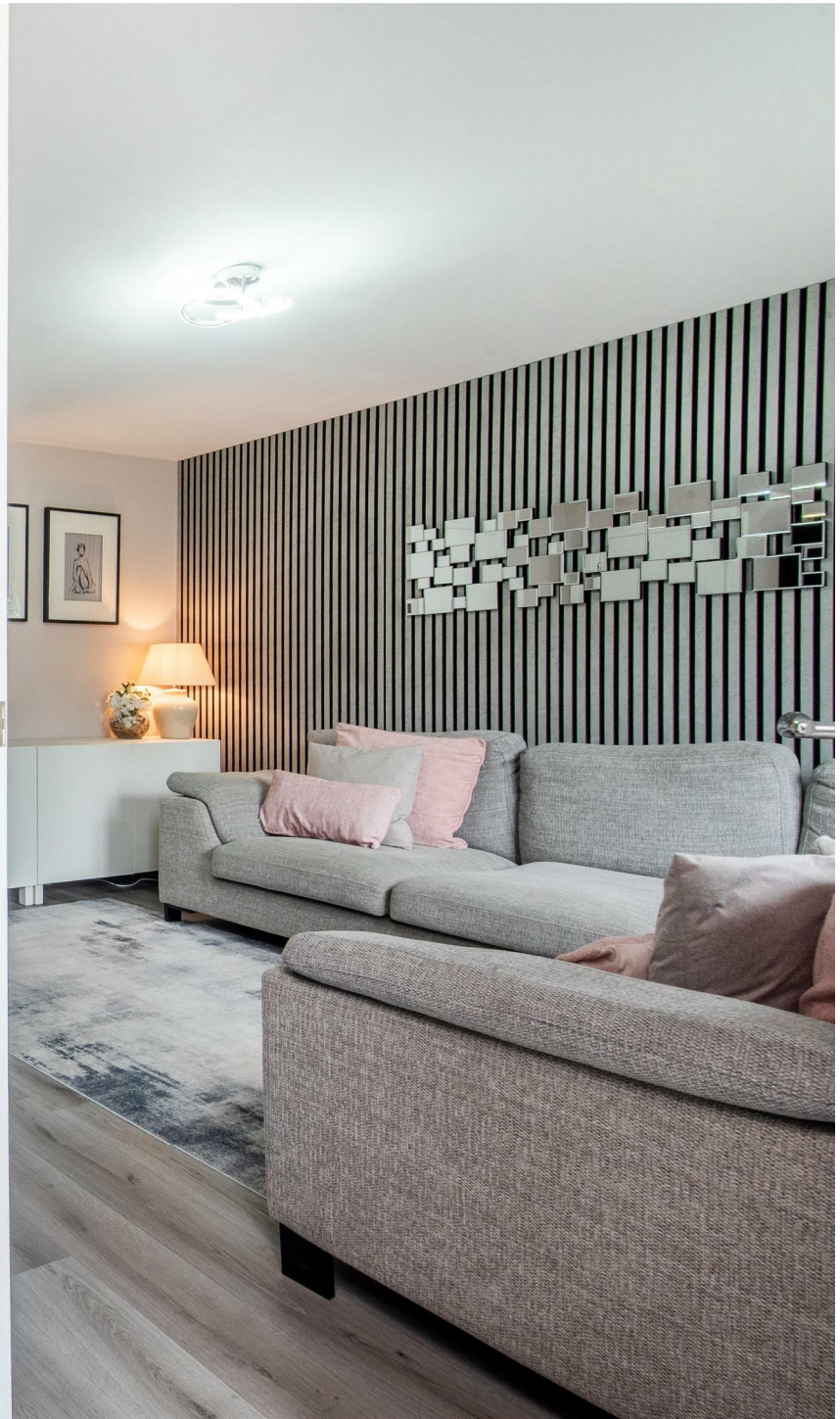


















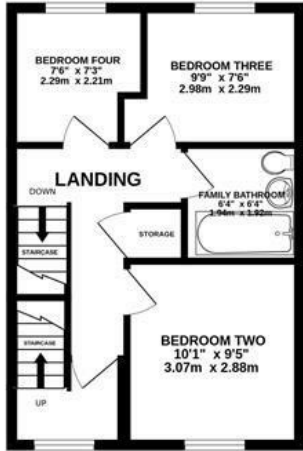


BEN ROSE

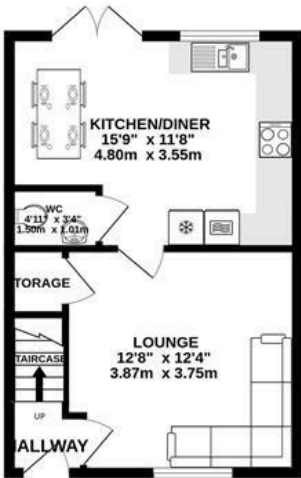
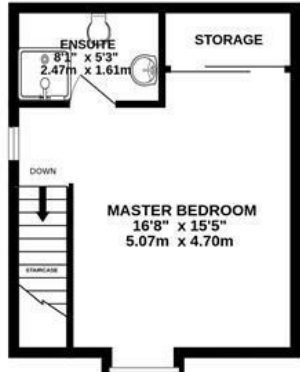
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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		95
(81-91) B	85	
(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	

