



**St. Christines Avenue, Farington, Leyland**

**Offers Over £225,000**

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached family home, situated in a highly sought-after area of Leyland. Offering generous living accommodation and a practical layout, this property is ideally suited to families and couples alike. The location is particularly appealing, with Leyland town centre close by, providing a wide range of local shops, supermarkets, bars, restaurants, pubs and well-regarded schools. Excellent transport links are on hand, including Leyland rail station offering direct services to Preston, Manchester and Liverpool, alongside strong bus routes connecting Leyland, Preston and Chorley. Commuters will also appreciate easy access to the M6, M61 and M65, making this an ideal base for regional travel.

Upon entering the property, you are welcomed into a bright entrance hall which leads through to a spacious through lounge, offering plenty of room for both relaxing and dining. This inviting space benefits from an abundance of natural light and flows seamlessly into the rear of the home. The modern kitchen/dining room spans the full width of the property and is well-equipped for everyday family life, featuring contemporary units and ample worktop space. Sliding doors open into the conservatory, while French doors provide direct access to the rear garden, creating a wonderful connection between indoor and outdoor living.

The first floor comprises a generous master double bedroom, a second well-proportioned double bedroom and a comfortable single bedroom, ideal for a child's room or home office. Completing this level is a stylish four-piece family bathroom, offering both a bath and separate shower.

Externally, the property features a paved front garden and a driveway providing parking for up to two vehicles, complemented by an electric vehicle charging point. To the rear, the garden is thoughtfully arranged with a raised wooden patio leading from the conservatory, a lawned area with pathway to a second raised decked patio, and mature plants and shrubs. A detached workshop adds further versatility, making this a superb home offering space, comfort and convenience.





















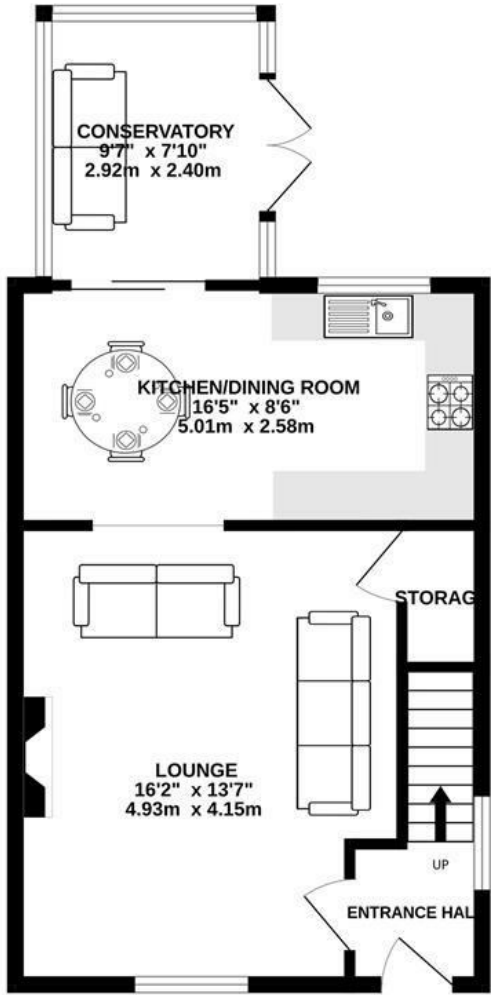




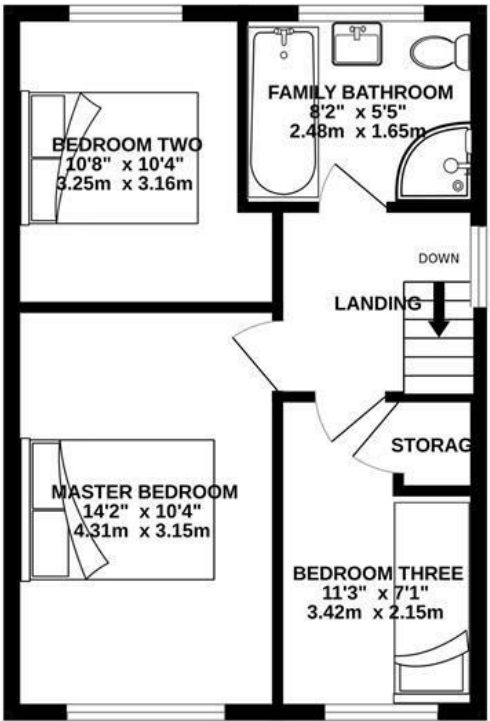


# BEN ROSE

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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                                 | <div>67</div> | <div>84</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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

