



Beconsaw Drive, Farington Moss, Leyland

£350,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated in the desirable area of Farington Moss, Lancashire. Offering generous living accommodation throughout, this spacious home is perfectly suited to growing families, with four double bedrooms, versatile reception space and a well-designed layout that caters effortlessly to modern family life. Occupying a pleasant position overlooking attractive green space to the front, the property enjoys a peaceful setting whilst remaining within easy reach of everyday conveniences. Excellent transport links are close by, including easy access to the M6, M61 and M65 motorway networks, making commuting to Preston, Leyland, Chorley and Manchester straightforward. Leyland and Lostock Hall train stations provide regular rail services, while nearby bus routes offer further connectivity. Families will also appreciate the selection of well-regarded schools, local shops, supermarkets, leisure facilities and parks, with Cuerden Valley Park and Worden Park both within easy reach for outdoor recreation.

Stepping through the front door, you are welcomed into a spacious reception hall featuring a central staircase and access to the principal ground floor rooms. Positioned to the front of the home is a versatile study, ideal for those working from home or as a playroom. To the rear, the impressive lounge provides an excellent space for relaxing, complete with a contemporary media wall and French doors that open directly onto the rear garden, allowing plenty of natural light to fill the room. Across the hall, the heart of the home is the expansive open plan kitchen and dining area, spanning the full length of the property. The kitchen is fitted with a range of integrated appliances and offers ample worktop and storage space, while the generous dining area creates the perfect setting for family meals and entertaining. Just off the kitchen is a practical utility room, providing additional storage and laundry space, along with convenient access to the garden.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, offering ample space for families of all sizes. The principal bedroom benefits from fitted wardrobes and a stylish three-piece en-suite shower room, creating a comfortable private retreat. The remaining bedrooms are all generously sized and are served by a modern four-piece family bathroom, complete with both a separate bath and shower, ensuring practicality for busy households.

Externally, the property enjoys excellent kerb appeal with mature hedging to the front providing an added degree of privacy. A generous driveway offers off-road parking for up to three vehicles and leads to the detached single garage, providing additional parking or useful storage. Across from the home is a local park with open green spaces - ideal for children to play or for those who have dogs to take them for a walk. To the rear is a secluded and generously sized garden, currently undergoing renovation, presenting an exciting opportunity for the new owners to create a fantastic outdoor space tailored to their own tastes. With green open space directly opposite, spacious accommodation throughout and an excellent family-friendly location, this is a wonderful home that offers the perfect balance of comfort, convenience and future potential.

















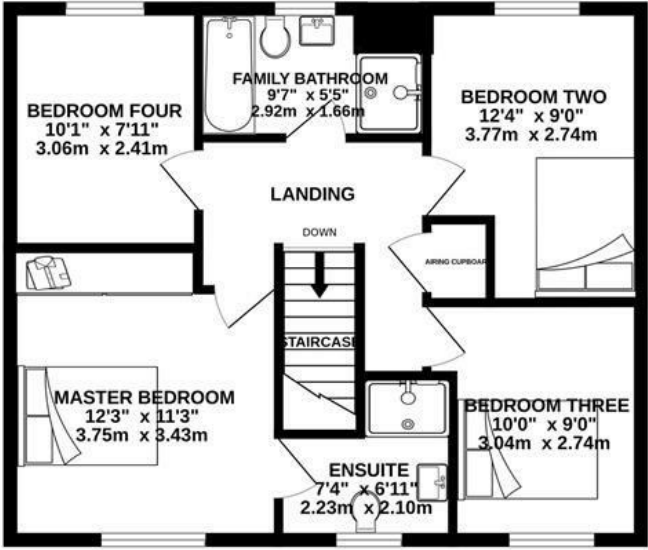
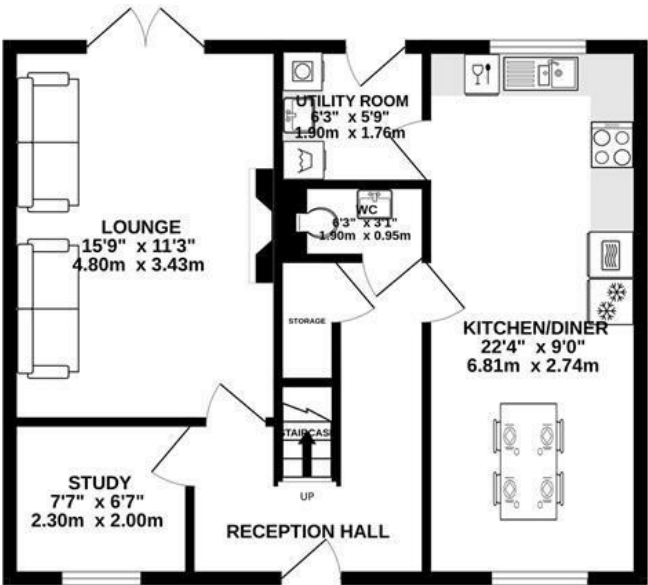




BEN ROSE

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

