

BEN ROSE



Bristol Avenue, Farington, Leyland

£1,050 Per Month

Let Prior To Market

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached bungalow, available to let in the highly sought-after area of Farington, Leyland. Offering spacious and versatile accommodation throughout, this lovely home is ideally suited to families looking for single-storey living with generous indoor and outdoor space. Farington is a popular residential location, benefitting from a fantastic range of local amenities including shops, supermarkets, schools and leisure facilities, whilst nearby Leyland town centre provides further conveniences. Excellent travel links are close by, with easy access to the M6, M61 and M65 motorway networks, regular bus services and nearby train stations in Leyland and Lostock Hall offering direct connections to Preston, Manchester and beyond.

Upon entering the home, you are welcomed into an entrance hallway that provides access to all principal rooms. The spacious lounge is flooded with natural light, creating a bright and inviting living space ideal for relaxing and entertaining. The well-positioned kitchen offers ample wall and base units along with generous worktop space and benefits from a convenient breakfast bar. Leading from the kitchen is the conservatory, a delightful additional reception space that enjoys views over the garden and would make an excellent dining room or family room, particularly during the warmer months. The property further benefits from three bedrooms, two of which are generous doubles, with the master bedroom featuring built-in wardrobes and drawers for added storage. The third bedroom is versatile and would lend itself perfectly as a child's bedroom, nursery or home office. Completing the internal accommodation is the three-piece family bathroom.

The bungalow's thoughtfully designed layout ensures all rooms are easily accessible, making it a practical choice for families and those seeking convenient single-level living. Each room offers comfortable proportions and flexibility to adapt to a variety of lifestyle requirements.

Externally, the property boasts a large driveway to the front, providing off-road parking for multiple vehicles and leading directly to the garage. A low-level bordering wall encloses the front garden, giving the property an attractive kerb appeal. To the rear is a good-sized paved and pebbled garden, offering plenty of potential to create an enjoyable outdoor space for relaxing or entertaining. Combining spacious accommodation, versatile living areas and an excellent location, this wonderful home presents an ideal opportunity for families seeking a property to let in the heart of Farington.

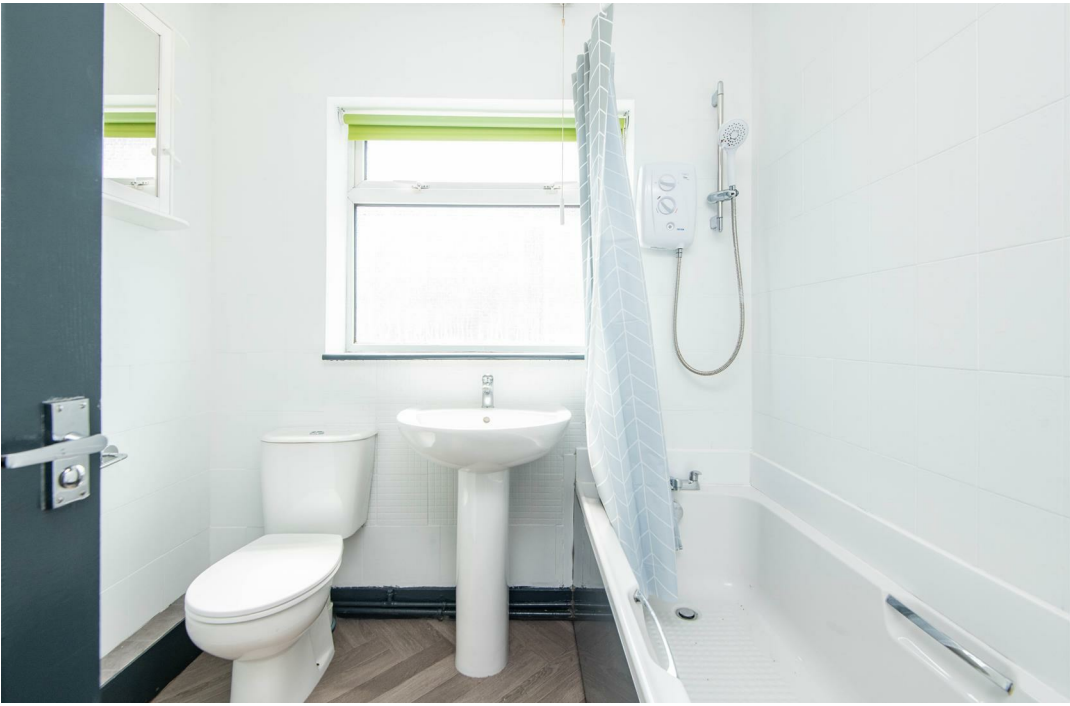






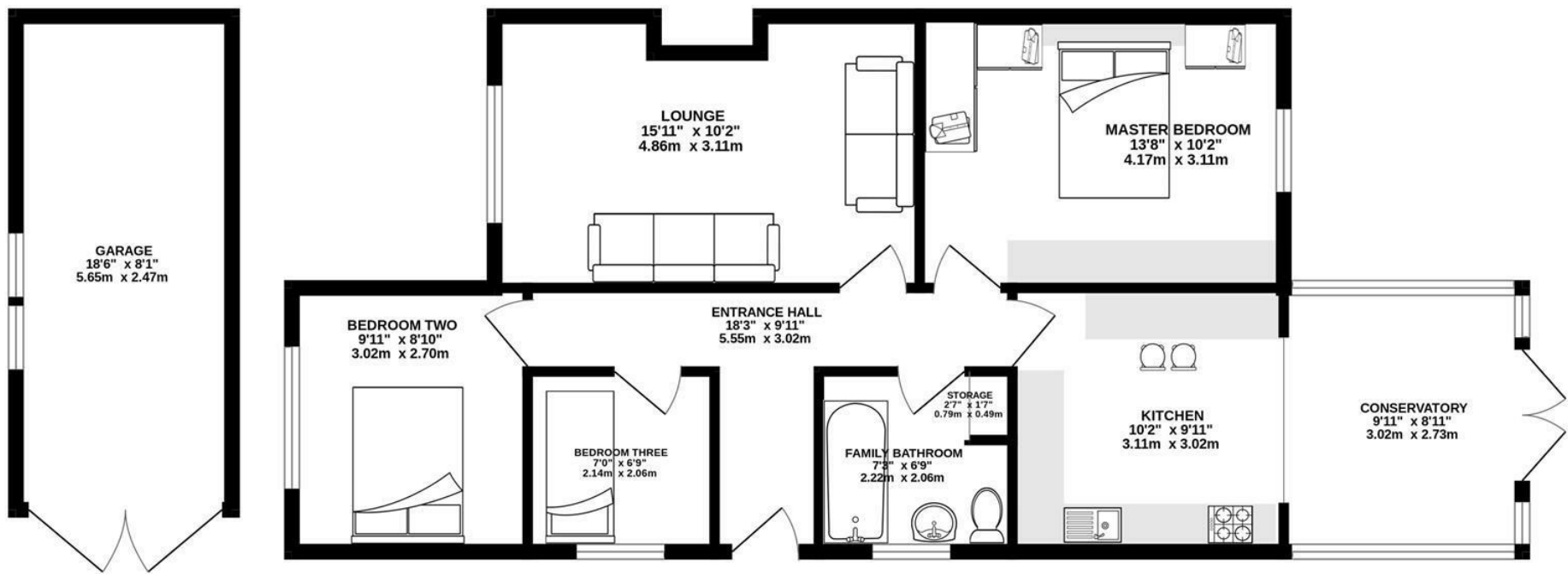






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GROUND FLOOR 905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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		
(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	

