



TOTAL FLOOR AREA: 822 sq.ft. (76.3 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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Kentmere Avenue, Farington, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this spacious three bedroom semi-detached property in a much sought after residential area of Leyland. This would be an ideal family home offering a good amount of space throughout. The property is ideally placed only a few minutes drive into Leyland town centre and its superb local schools, shops and amenities. There is also fantastic travel links via the local bus routes and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

The property briefly comprises of a welcoming entrance hall where you will find the downstairs WC. This leads through to the spacious modern lounge with feature fireplace and large front-facing window letting ample light into the property. From here you can access the large office space via bi-folding doors which can be used for multiple purposes such as additional living space, home study, or children's play room. You will find external access to the rear from here via French double doors. Back through the lounge you will find the modern kitchen area with integrated oven, hob and dishwasher as well as space for other freestanding appliances as well as modern wood-effect worktops and integral wall and base units.

Moving upstairs you'll find three good-sized bedrooms and the all-white three piece family bathroom with overhead shower.

Externally, to the front of the property is an extensive driveway for multiple vehicles with gated access to the single detached garage at the rear. There you will also find a gorgeous secluded garden area with a laid lawn and patio area for outdoor furniture.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

