



**30 Goldcrest Avenue, Farington Moss**

Offers in Region of **£240,000**







## 30 Goldcrest Avenue

Farington Moss, Leyland

Stunning 3-bed semi-detached house with stylish interior, including master suite with en-suite. Kitchen diner, rear lounge with French doors. Rear garden has added decking, storage shed, to the front, side by side parking for two. Modern comfort and convenience in sought-after location!

Tenure: Freehold

- Semi Detached
- 3 Double Bedrooms
- Master En-Suite
- Integrated Appliances in Kitchen Diner
- French Doors from Rear Lounge
- Stylish Family Bathroom
- Stunning Master Suite
- Garden & Decking
- Side by Side Parking
- Transport & Travel Links









### **Location**

Farrington Mews is a new development by Keepmoat and is superbly positioned, this house enjoys a great position on the development with open aspect views over local countryside from the master bedroom. Farrington Mews is surrounded by countryside and yet is just minutes away from the market town of Leyland. Having the M6 Jct 29 and M65 at hand it really is convenient to all the major centres including Manchester, Liverpool, Blackpool and Southport - a great plus for those who commute. The Capitol Centre is just 10 minutes away with everything from a Boots Chemist to a gym. All major supermarkets are within easy reach and there is a great choice of schools, both primary and secondary, and nurseries.

### **Upgraded House**

The Bamburgh is a stunning three bed semi detached house that provides the perfect space for growing families or young professionals. Number 30 is just two years old and as such enjoys the remaining eight years of the NHBC guarantee. This house really does offer the best of both worlds being a new build yet thoroughly tried, tested and beautifully upgraded by the owners. Upgrades include stylish antique LVT flooring to the ground floor, motorised vision blinds throughout the home and Hive controlled dual zone heating making for an energy efficient house. In the kitchen diner you will find integrated appliances and outside you will find a solid raised deck is ideal for entertaining family and friends. There are outdoor power points and a large shed. Even the outside tap is not standard. For those that work from home there is super fast fibre broadband to the house.

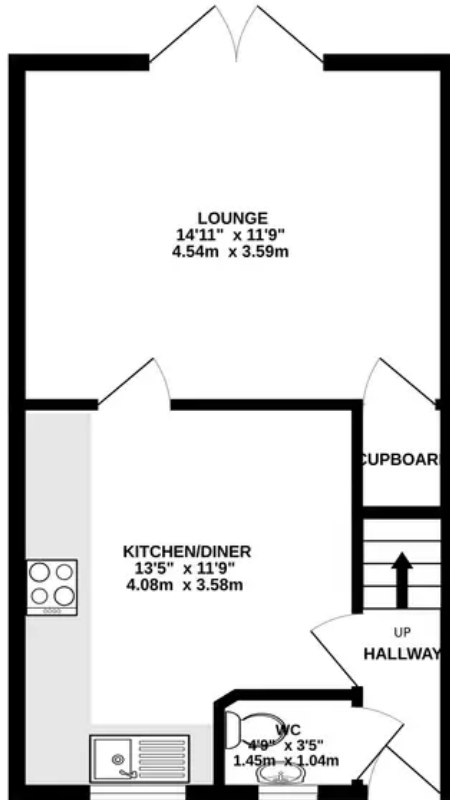
### **The Bamburgh**

The Bamburgh is designed with modern living and growing families in mind. The smart, black front door opens to a welcoming hallway and stairs lead up to the first floor. There is a ground floor WC/ cloakroom. The kitchen diner has attractive, modern navy blue cabinets and a grey work top. There is plenty of space for a dining table and the large lounge is at the rear where French Doors open to the garden. On the first

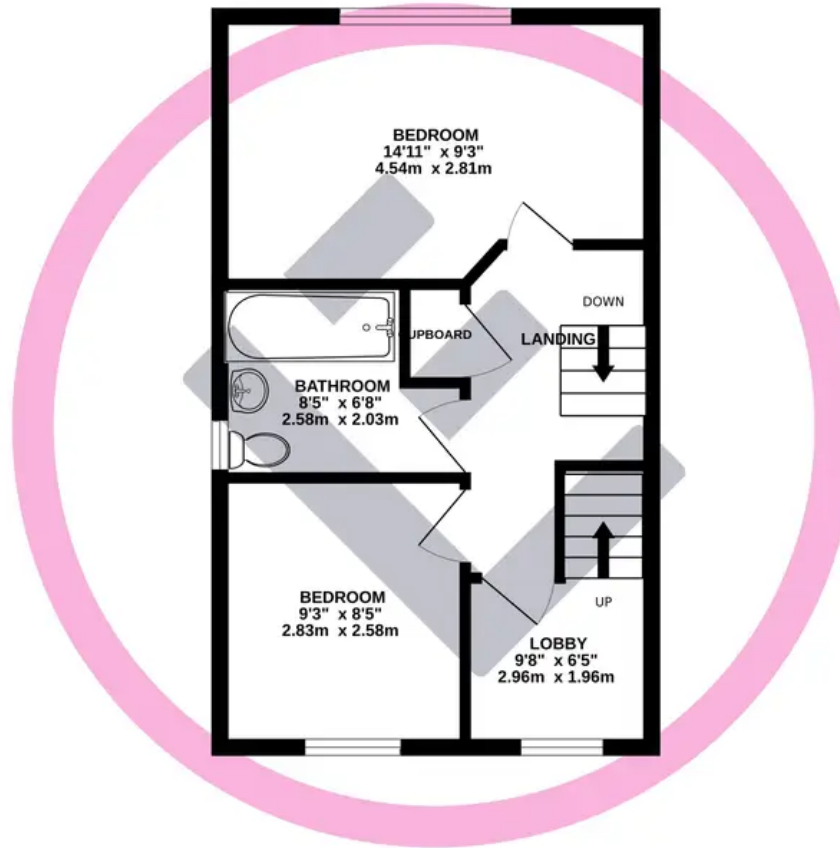




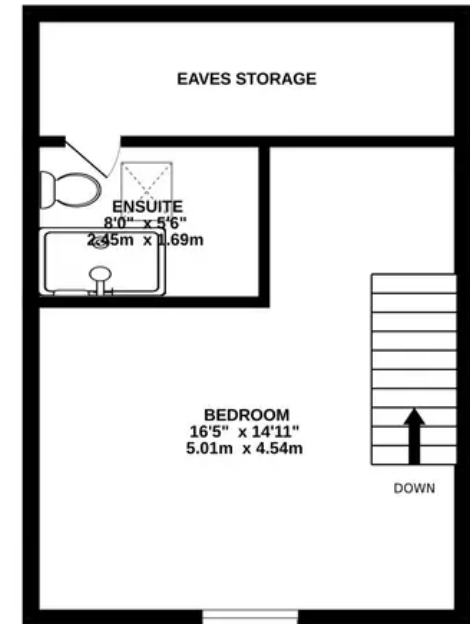
GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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