



## Swift Drive, Farington, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, located in a highly sought-after residential area of Leyland, Lancashire. This charming property offers modern living throughout and would be ideal for couples or families looking for a well-connected and stylish home. The property is conveniently situated close to Leyland town centre, which provides a fantastic range of local shops, restaurants, bars, and schools, while excellent transport links are nearby, including Leyland train station with regular services to Preston, Manchester, and Liverpool. For those commuting by car, easy access to the M6, M61, and M65 motorways ensures superb connectivity across the North West. Bus links to Leyland, Preston, and Chorley are also within walking distance, with open green spaces and parks nearby offering great spots for family recreation.

Stepping inside, you are greeted by a welcoming entrance hall that leads into the spacious main lounge, tastefully decorated in neutral tones and filled with natural light, creating a warm and inviting atmosphere. Towards the rear of the property lies the modern open-plan kitchen and dining area, which spans the full width of the home. This space features integrated appliances, sleek contemporary cabinetry, and ample room for dining furniture. French doors open directly out to the rear garden, allowing for seamless indoor-outdoor living — perfect for entertaining or relaxing with family.

To the first floor, the property offers three well-proportioned bedrooms, including a generous master bedroom with its own ensuite shower room. The second bedroom is a comfortable double, while the third bedroom offers flexibility as a single room or home office.

Externally, the property features a low-maintenance front garden and a driveway for two cars, complete with an electric vehicle charging point. The rear garden is also designed for ease, being mainly paved with a patio seating area and lawn, ideal for enjoying sunny days or alfresco dining.

This stunning home combines modern comfort, practicality, and an excellent location — making it a perfect choice for buyers seeking a ready-to-move-into property in the heart of Leyland.





















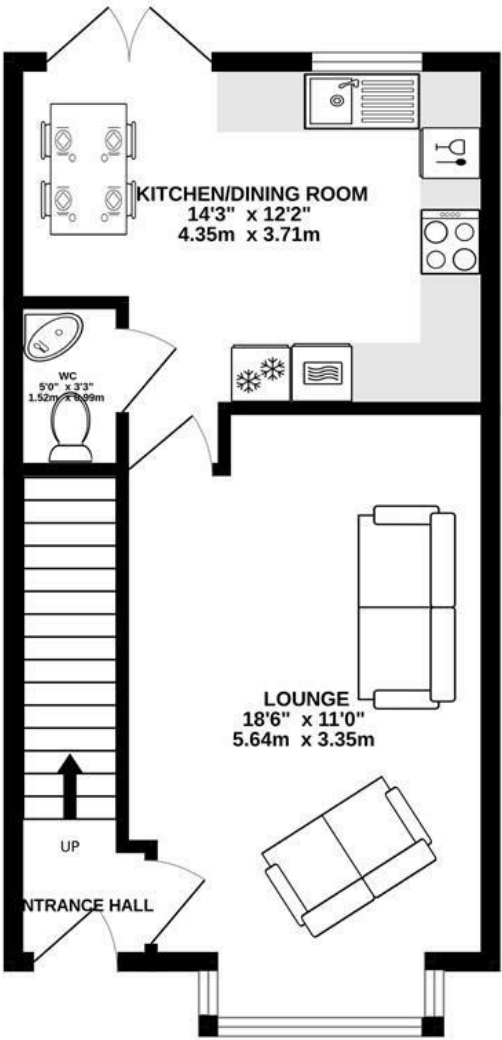




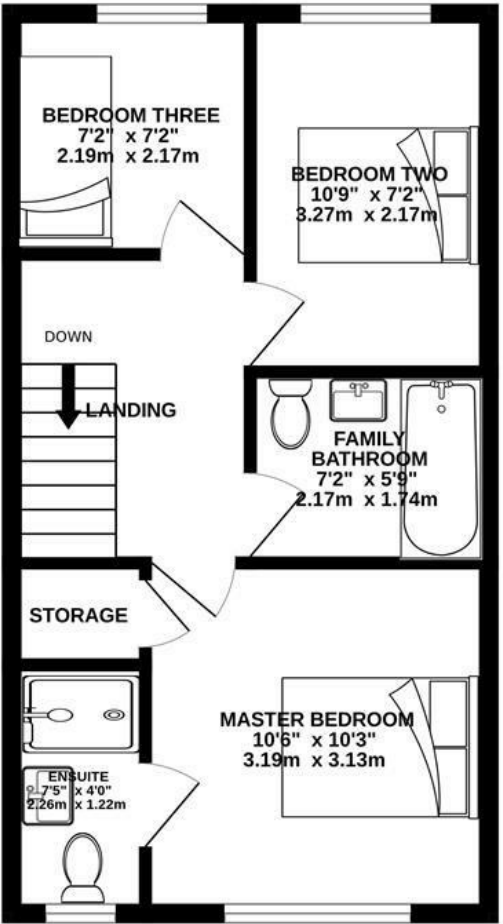


# BEN ROSE

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 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		96
(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 <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		

