



**Centurion Way, Farington, Leyland**

**Offers Over £170,000**

Ben Rose Estate Agents are pleased to present to market this immaculately presented, two bedroom property, located on an extremely popular and sought after estate in Leyland. This would be an ideal family home offering generous space throughout. The property is located just a short distance from Leyland town centre with all its convenient amenities such as local schools and ideal bus, motorway (M6/M61) and railway links nearby.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the modern kitchen, offering integrated appliances such as an oven/hob, washing machine and fridge/freezer. Continuing into the house past the convenient downstairs WC, is the spacious rear lounge, ideal for social gatherings or for relaxing with family. There is also access to the rear garden via the double patio doors that keep the room filled with natural light.

Moving up to the first floor, you'll find two large bedrooms. Each are presented to a high standard throughout, both of which boast integrated storage. On this floor you will also find the family bathroom with a clean, modern look, continuing the aesthetic of the rest of the house, as well as a small storage closet adjacent.

Externally, to the rear of the property is a gated parking area for the houses on this row. The house also has a private, south facing low maintenance garden with access to the rear parking via a gate. Large hedge rows to the front keep the house private from the main road and pavement. This property would make an ideal choice for a small family or couple looking to move to the area, providing a ready to move-in standard throughout.







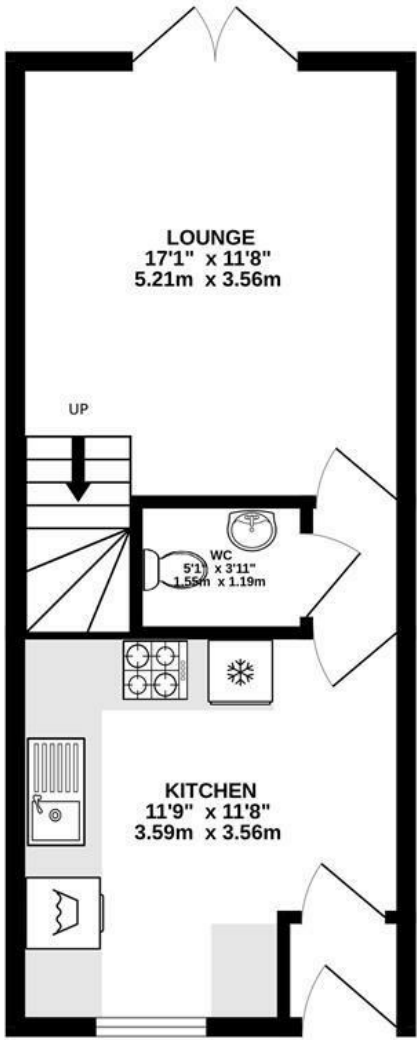




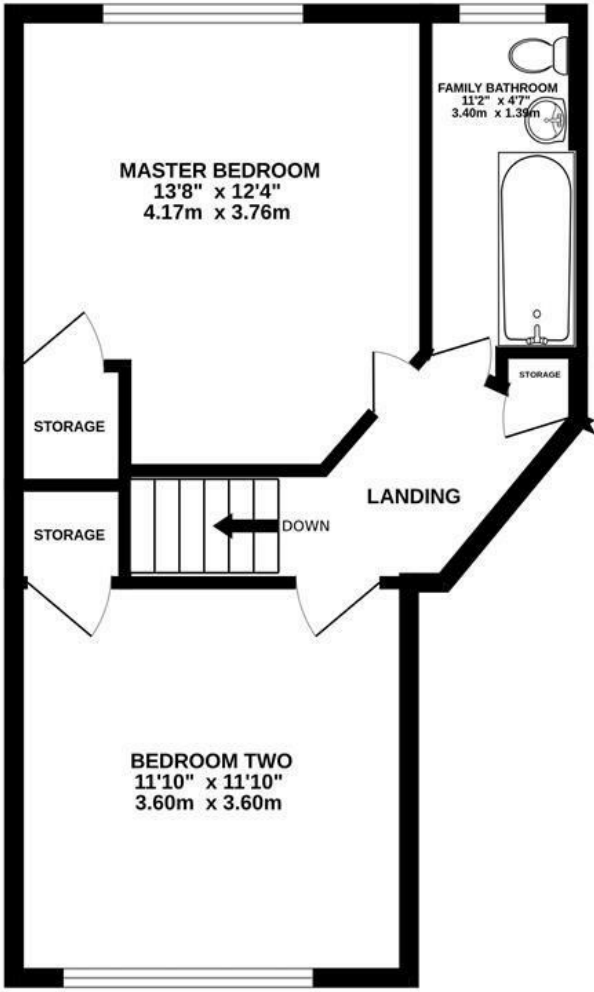


# BEN ROSE

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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 |                         | 97        |
| (92 plus) A                                 |                         |           |
| (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 |           |

