



## Centurion Way, Farington, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced house in Leyland. Finished to a high standard, this property boasts a delightful rear garden, secure gated parking, and a ventilation system. Situated in a desirable location, residents can enjoy convenient access to local amenities and excellent travel links, making it an ideal home for modern living.

Stepping into the ground floor, you're greeted by a welcoming hallway leading to the heart of the home. The lounge, illuminated by natural light streaming through patio doors, offers a cosy space for relaxation and entertainment. Adjacent, the kitchen features modern amenities, perfect for culinary endeavours. Completing this level is a convenient WC, adding practicality to everyday living.

Ascending to the first floor, the master bedroom beckons with fitted wardrobes, providing ample storage without compromising on space. A second double bedroom offers additional comfort and versatility, complete with storage solutions. The family bathroom boasts convenience with its toilet, sink, and bath with a shower over, catering to the needs of the household. Supplementary storage ensures clutter-free living.

Externally, the property continues to impress with its south-facing rear garden, basking in sunlight ideal for outdoor activities and al fresco dining. The garden has access to the front of the property and to the secure parking area with space for two cars. A front garden enhances the property's appeal, completing this desirable home.

In summary, this meticulously maintained terraced house offers a harmonious blend of modern living, convenience, and comfort. With its high-quality finishes, sunny rear garden, and secure parking, this property presents an exceptional opportunity for prospective buyers seeking a place to call home in Leyland.







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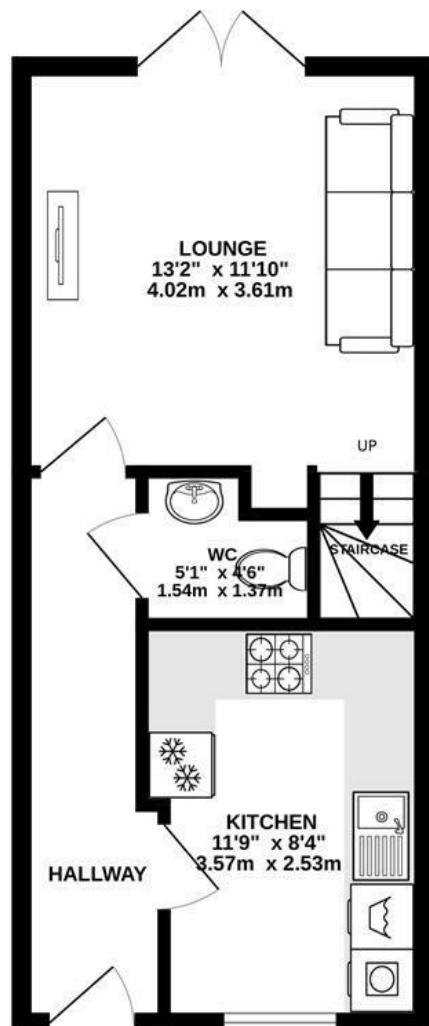




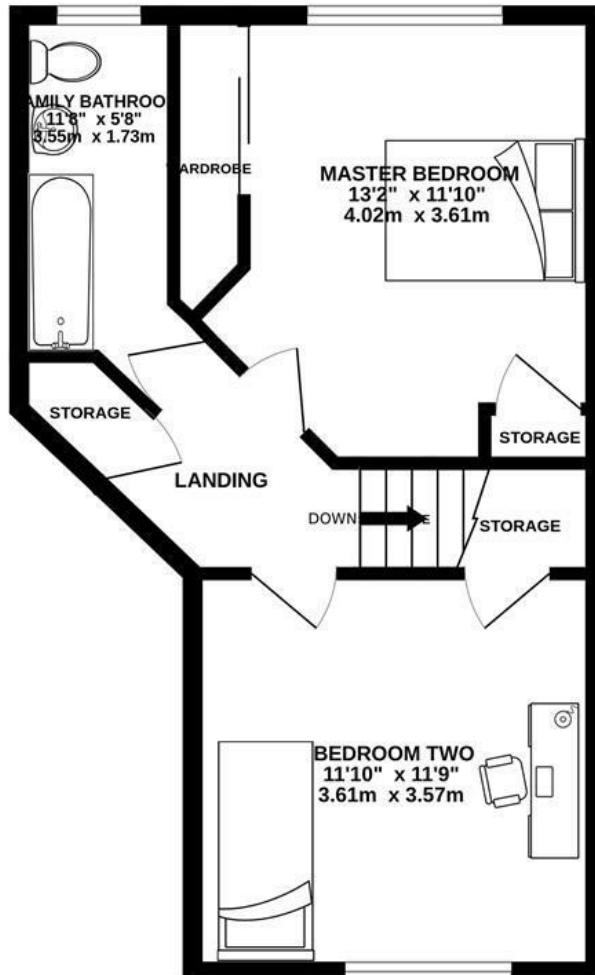


# BEN ROSE

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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 <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	

