



## Swift Drive, Farington, Leyland

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, nestled in a highly sought-after residential area of Leyland. This charming property is ideal for first-time buyers seeking a modern and conveniently located home. Situated on a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within easy reach of Leyland town centre. A wide range of local amenities are nearby, including supermarkets, well-regarded schools, leisure facilities, and more. Excellent travel links are also close at hand, with Leyland train station, regular bus routes, and easy access to both the M6 and M61 motorways—making this an ideal location for commuters. Early viewing is highly recommended to avoid disappointment.

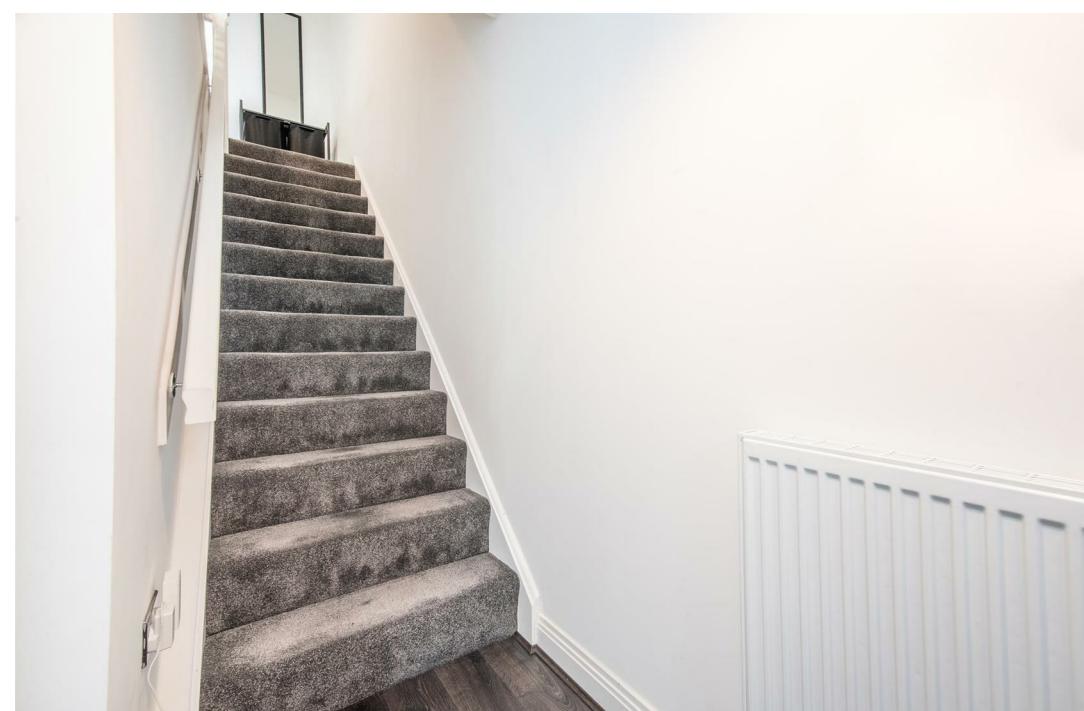
Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a large front facing window that allows plenty of natural light into the room. Continuing through, you enter the open-plan kitchen/diner. The contemporary fitted kitchen includes integrated appliances including a fridge, freezer, oven, and hob, and dishwasher. The dining area provides ample space for a family dining table and benefits from double patio doors that open onto the rear garden. A convenient WC is located off the central hallway, completing the ground floor.

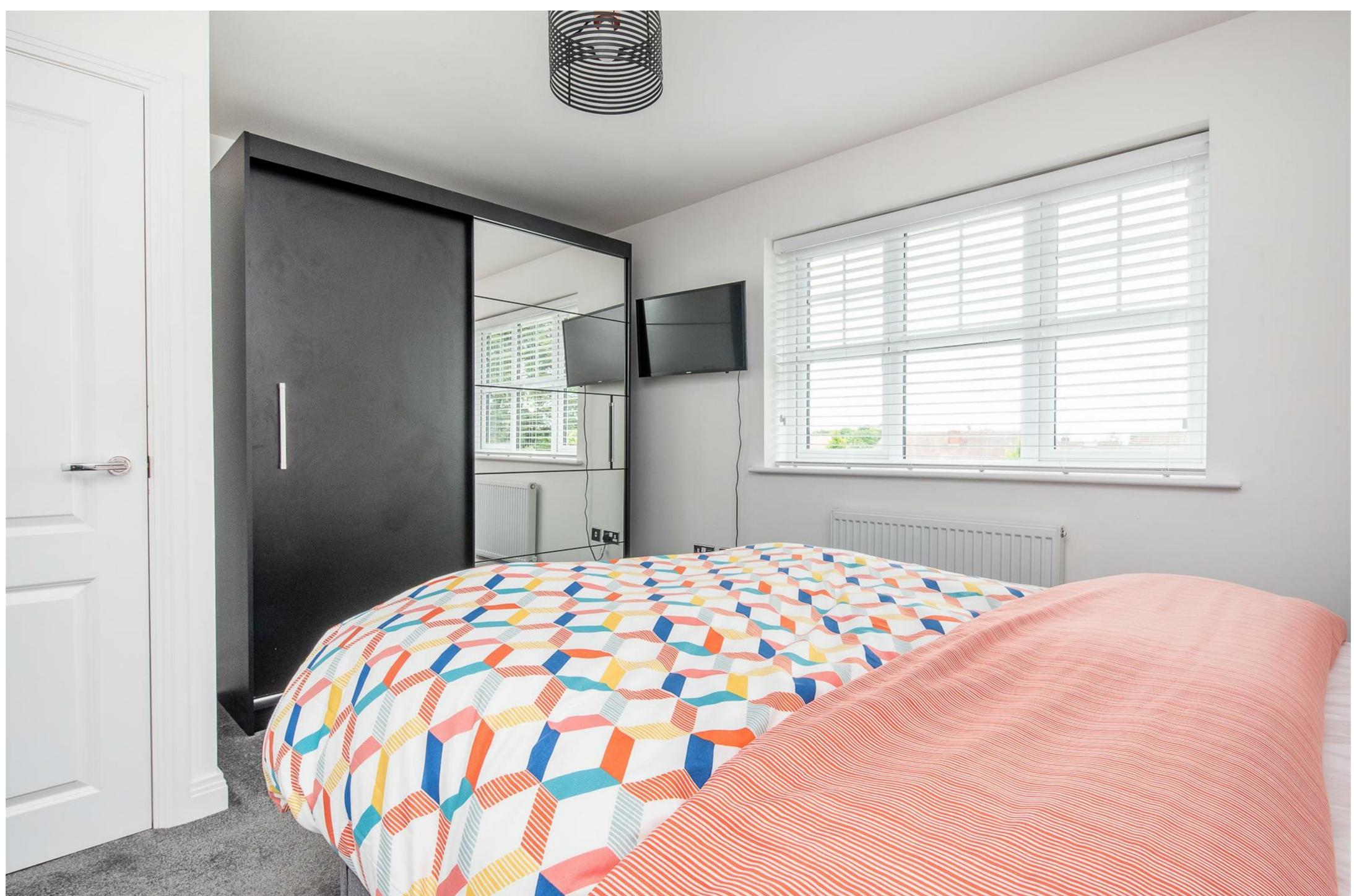
Upstairs, the property features three well-proportioned bedrooms, including a master bedroom with integrated storage, and a modern three-piece family bathroom complete with an over-bath shower.

Externally, the front of the property boasts a private driveway with off-road parking for two vehicles. To the rear is a lovely enclosed garden with a faux lawn, raised planters and a flagged patio—ideal for relaxing or entertaining.







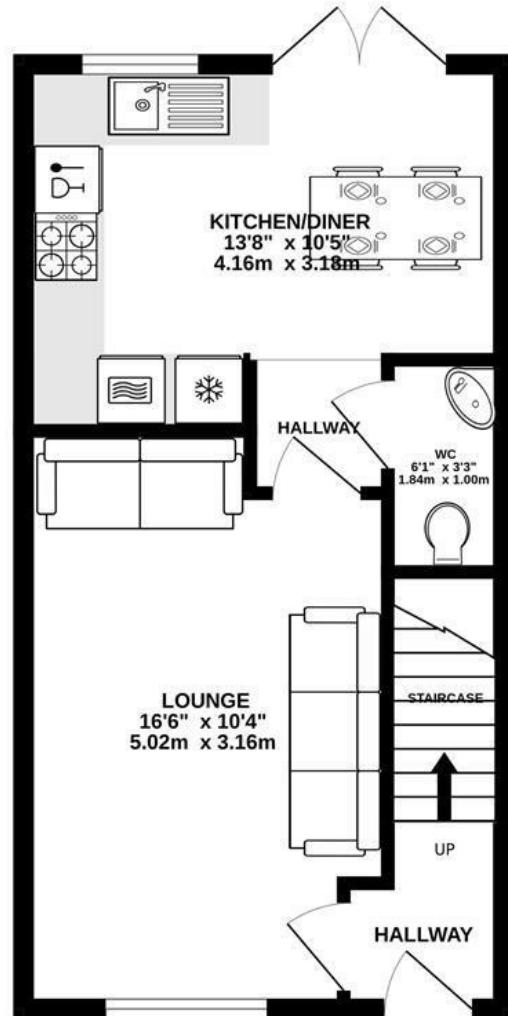




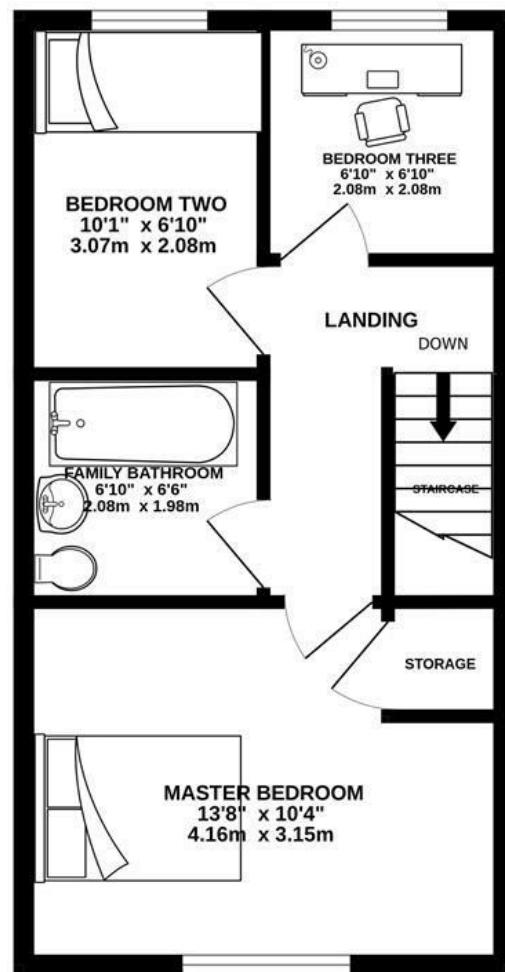


# BEN ROSE

GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 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 general purpose 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                                   |                         |           |
| (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 |           |

