



Swift Drive, Farington, Leyland

Offers In The Region Of £230,000

Ben Rose Estate Agents are pleased to present to market this beautifully decorated, three bed, semi detached property on the continually popular and much sought after residential development in Farington, Leyland. This would be an ideal family home or for someone wanting to move closer to a town centre. The property is a two minute drive from Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall with downstairs WC that leads into the spacious lounge with dual aspect windows letting ample light into the space. Back through the hall, you'll find the modern fitted kitchen/diner with integral appliances such as a dishwasher, fridge/freezer, oven and gas hob. There is also space here for a dining table and patio doors that lead into the garden - ideal for social occasions.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from a modern three piece ensuite shower room. Bedroom three also offers the option to be used as a home study or office, adding flexibility to the space. You'll also find the three piece family bathroom on this floor that serves the remaining bedrooms.

Externally, to front of the property is front lawn that adds to the homes curb appeal. To the rear is an easily maintained garden with flagged patio and lawn. Just beyond the garden is a private driveway with space for multiple cars for off road parking.







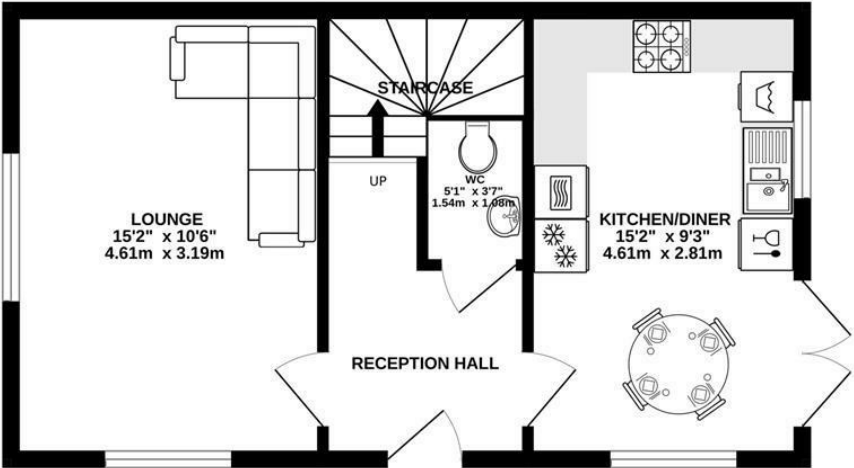




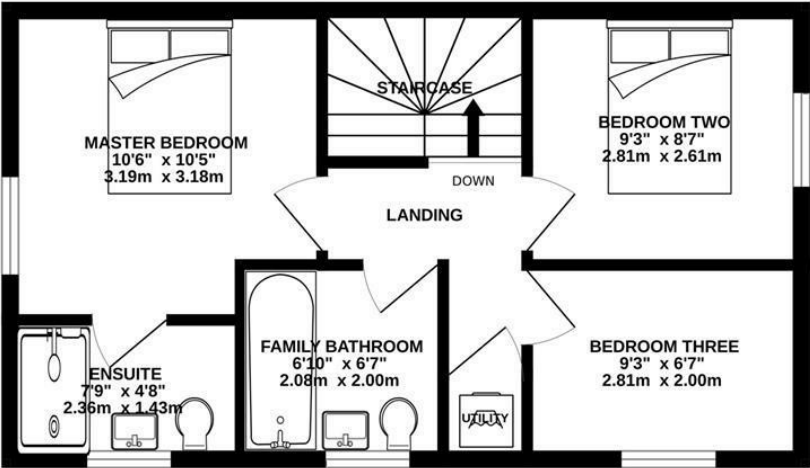


BEN ROSE

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 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	84	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

