



## Swift Drive, Farington, Leyland

**Offers In The Region Of £200,000**

Ben Rose Estate Agents are delighted to present to the market this beautifully maintained three-bedroom end terraced home, perfectly positioned within a highly desirable residential area of Leyland. Offering an ideal opportunity for first-time buyers or small families in search of a modern and conveniently situated property, this charming home enjoys a peaceful cul-de-sac setting while being just a short distance from Leyland town centre. A wealth of local amenities can be found close by, including supermarkets, highly regarded schools, leisure facilities, and much more. Commuters will also find the location particularly attractive, with Leyland train station, regular bus services, and easy access to the M6 and M61 motorways all within close reach. With so much to offer, early viewing is strongly encouraged to avoid missing out.

On entering the home, you are greeted by a welcoming entrance hallway where the staircase leads to the first floor. To the right lies the spacious lounge, enhanced by a large front-facing window that floods the room with natural light, creating a bright and inviting living space. Moving through, you step into the modern open-plan kitchen and dining area.

The kitchen has been fitted with contemporary units and comes complete with a range of integrated appliances, including a fridge, freezer, oven and hob. The adjoining dining space is well suited for family meals or entertaining, with double patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC is also located off the central hallway, completing the ground floor accommodation.

The first floor hosts three well-proportioned bedrooms, with the generously sized master spanning the width of the property and benefitting from integrated storage. The modern family bathroom is finished to a high standard and features a three-piece suite with an over-bath shower.

Externally, the property continues to impress. To the front, there is a private driveway providing off-road parking for two vehicles, while the south facing rear garden offers a lovely enclosed outdoor space that is not directly overlooked. Designed with low maintenance in mind, it features a combination of patio, decking, and gravel, making it the perfect setting for relaxation or entertaining guests.





















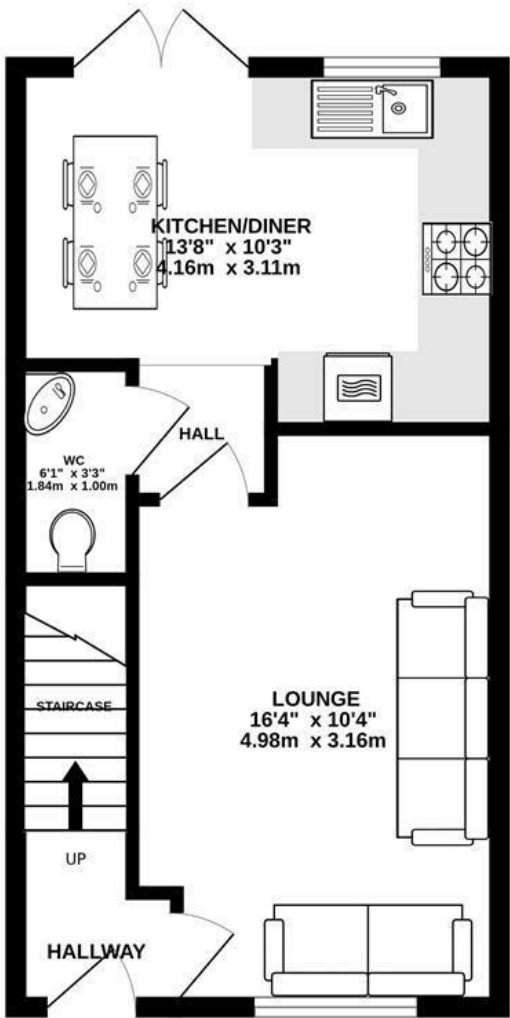




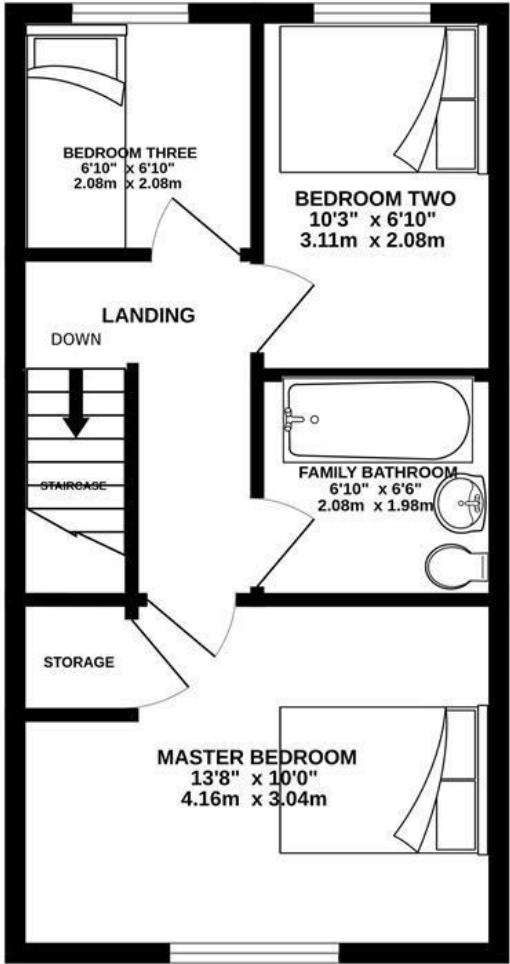


# BEN ROSE

GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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		97
(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	

