



**Triumph Road, Farington, Leyland**

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to market this well presented mid terrace home, situated in a sought after residential area of Leyland. Neutrally decorated throughout, the property offers bright and versatile living accommodation that would suit families and couples alike. The home enjoys a convenient position close to Leyland town centre, where a wide range of local shops, bars, restaurants, pubs and well regarded schools can be found. Excellent transport links are also nearby, including rail services from Leyland railway station providing direct connections to Preston, Manchester and Liverpool. There are also regular bus routes to Preston and Chorley, while the nearby M6, M61 and M65 motorways offer convenient access for commuters travelling further afield.

Entering the home, you are welcomed into the entrance hall which leads through to the spacious lounge positioned at the front of the property. This bright and comfortable room benefits from a large bay window, allowing plenty of natural light to fill the space. Moving towards the rear, the home opens into a generous full width kitchen and dining room, providing an excellent space for everyday family living and entertaining. The modern fitted kitchen includes integrated appliances such as a fridge/freezer and oven, while French doors open out to the rear garden. A convenient WC is also located on the ground floor.

To the first floor, the property offers three well proportioned bedrooms. The master bedroom is a comfortable double and benefits from its own ensuite shower room. A second double bedroom provides further spacious accommodation, while the third bedroom would make an ideal nursery, dressing room or home office. Completing the floor is a modern three piece family bathroom.

Externally, the property benefits from a driveway to the front providing off road parking for two vehicles and an electric vehicle charging point. The rear garden is fully enclosed with high fencing and features a patio seating area along with a lawn, creating a private and low maintenance outdoor space to enjoy.







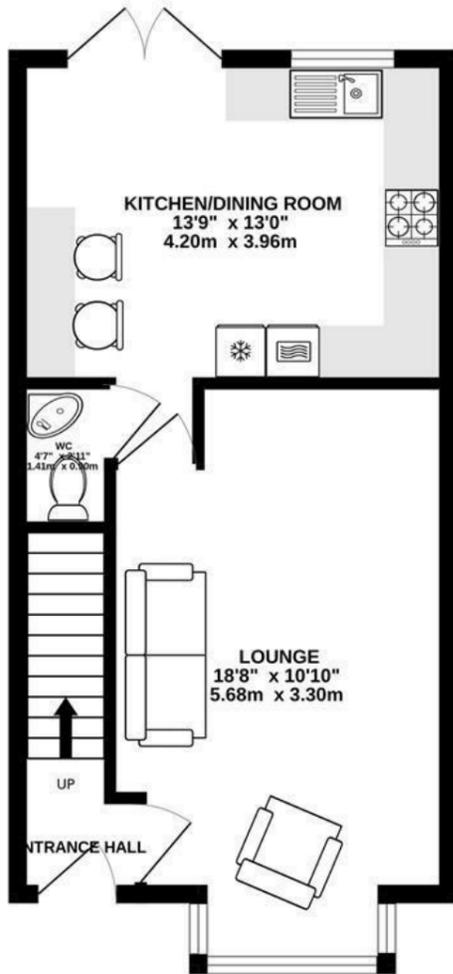




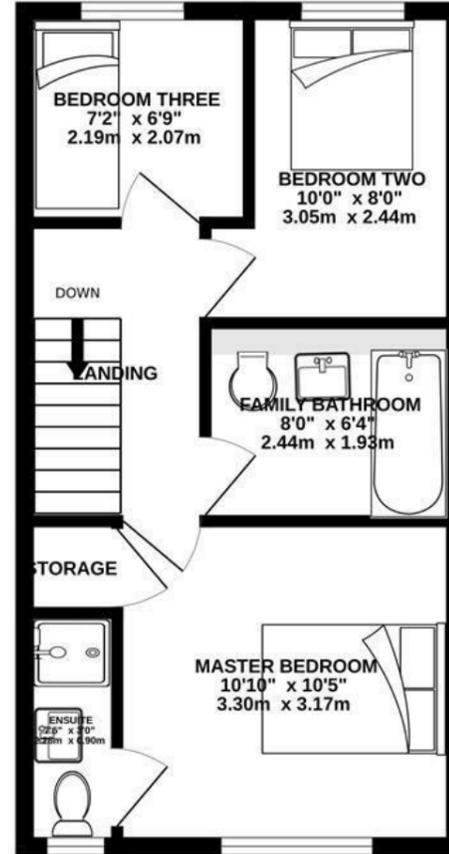


# BEN ROSE

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

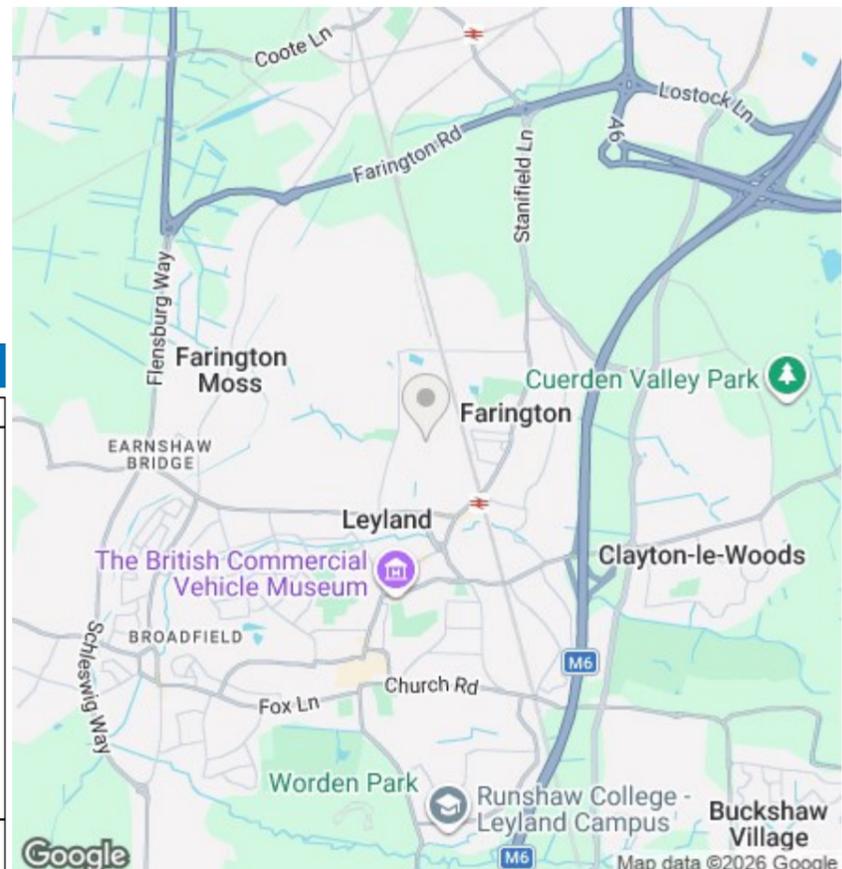


TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	