



Triumph Road, Farington, Leyland

£210,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom quasi semi-detached property, situated in a highly sought-after residential area of Leyland. This home would make an ideal family property, conveniently located close to Leyland town centre and surrounded by excellent local schools, supermarkets, and amenities. The property also benefits from fantastic travel links, including a nearby train station, bus routes to Preston, and easy access to the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming entrance hall, providing access to the staircase and the main lounge. The spacious lounge features a statement panelled wall and benefits from an abundance of natural light via a beautiful bay window overlooking the front aspect. From here, you have access to the kitchen/dining room. The modern kitchen offers ample storage and is fitted with integrated appliances, including a hob, oven, fridge freezer, and dishwasher. Adjacent to the kitchen is a generous dining space, which comfortably accommodates a large family dining table. Double doors open out to the rear garden, creating an ideal space for entertaining, particularly during the summer months. A conveniently located WC completes the ground floor.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private ensuite shower room. A modern three-piece family bathroom completes this level.

Externally, to the front of the property, there is a driveway providing off-road parking for up to two vehicles, along with a convenient EV charging point. To the rear is a generously-sized garden, mainly laid to lawn and enclosed by fencing for privacy. The space is well suited for outdoor seating and storage, and also benefits from electricity and water access, as well as gated access to the side of the property.

The property further benefits from a partially boarded loft, offering additional storage space, along with stylish new flooring throughout the ground floor.

Early viewing is highly recommended to avoid disappointment.







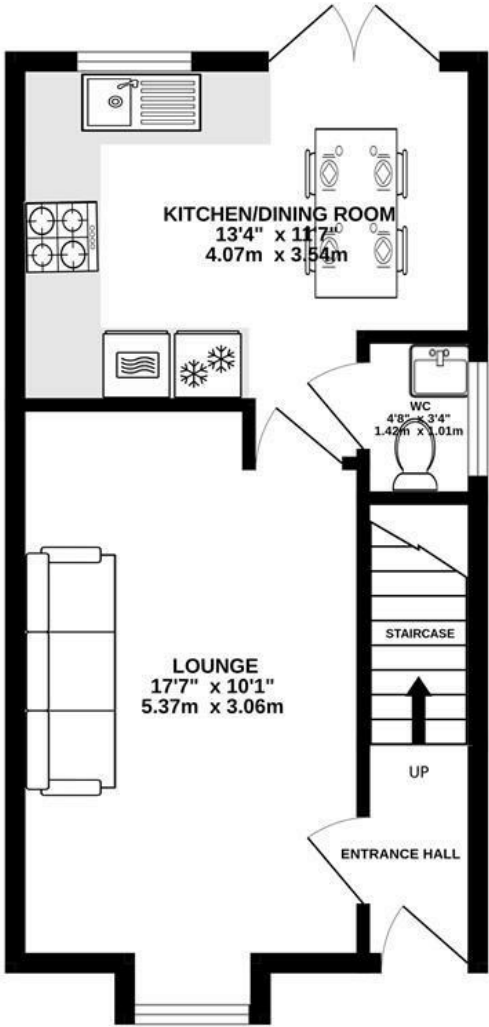




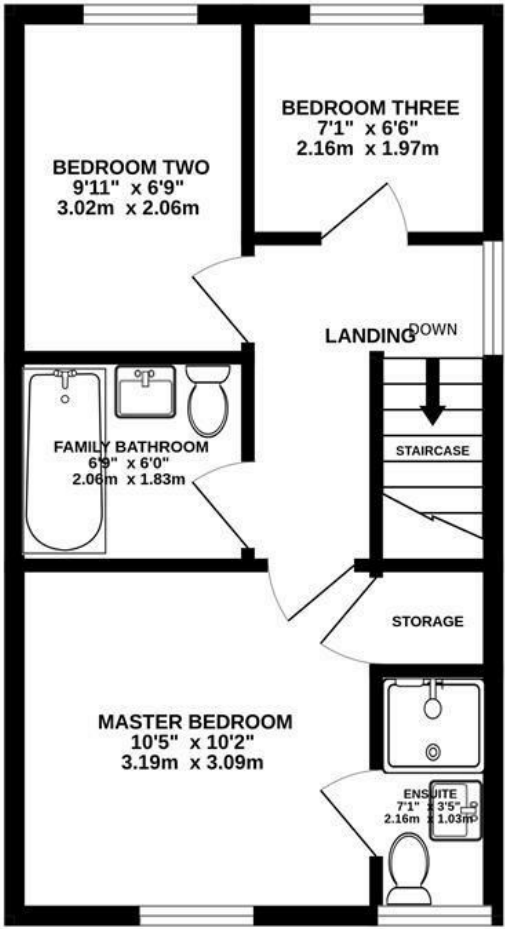


BEN ROSE

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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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 

