



Swift Drive, Farington, PR25 3DG

£199,995

PRICED TO SELL NOW!!! 3 bedroom house on popular development. Modern kitchen plus contemporary bathroom & WC. Not overlooked front or rear. MUST BE VIEWED!!!



7 Swift Drive, Farington, PR25 3DG

We are delighted to offer for sale this modern 3 bedroom property located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2020 the property still benefits from over 6 years remaining of its new home structural warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus a contemporary bathroom and WC. A further feature are the French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing. There is a part boarded loft with ladder access and light.

The property benefits from private gardens with patio and lawn. There are 2 off road parking spaces.

Tenure - Freehold
Estate Management Fee - £102 pa.
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 16'6"(max) x 10'0"(max)
(5.04m(max) x 3.05m(max))

With fitted carpets.

Dining Kitchen 13'5"(max) x 10'5"
(max) (4.10m(max) x 3.19m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops,

upstands and stainless steel splash back. With double oven, hob, hood and fridge freezer plus recessed spot lights and vinyl flooring. French doors leading to rear garden.

WC 4'11" x 3'2" (1.51m x 0.98m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'7"(max) x 10'3"
(max) (4.15m(max) x 3.14m(max))

With fitted carpets. Access to store.

Bedroom 2 10'1" x 6'7" (3.08m x 2.03m)

With fitted carpets.

Bedroom 3 6'10" x 6'7" (2.09m x 2.01m)

With fitted carpets.

Bathroom 6'3" x 5'10" (1.91m x 1.78m)

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

EXTERNAL

The property benefits from private gardens with patio and lawn. There are 2 off road parking spaces.





