



Victory Drive, Farington, Leyland

Offers Over £300,000

Ben Rose Estate Agents are delighted to present to market this beautifully presented, four-bedroom detached property located in the sought-after residential area of Farington. This property is an ideal family home, offering an abundance of space throughout. Situated near the town of Leyland, it is surrounded by excellent local schools, shops, and amenities, with convenient travel links via the nearby Leyland train station, M6, and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance porch leading into a spacious front lounge. The lounge features a bay-fronted window and provides integral access to the utility room/garage via a single door. Moving through, you enter the heart of the home: a beautiful open-plan kitchen/dining room. This space receives plenty of natural light from two sets of double patio doors and houses the open staircase to the upper level. The modern kitchen boasts sleek wall and base units with ample worktop space, integrated fridge, freezer, oven, and hob, all centered around a central island/breakfast bar. The dining area offers ample space for a large family dining table. A convenient WC located off the kitchen/diner completes the ground floor.

Upstairs, you will find four well-proportioned bedrooms, with the master benefiting from an ensuite shower room. Additional storage is available on the landing, and a three-piece family bathroom with an over-the-bath shower completes this floor.

Continuing to the third level, you will find a beautifully presented loft room currently utilized as a playroom. However, it offers versatility to serve as an office, games room, additional sitting room, or fifth bedroom.

Externally, the property features a tarmac driveway at the front with parking space for up to two cars, leading to the single integrated garage. The garage, equipped with electrics, is plumbed with additional utility space for freestanding appliances. The rear of the property boasts an excellent-sized garden with a low-maintenance astro turf lawn, paved patio area and raised decking, perfect for relaxing and entertaining.











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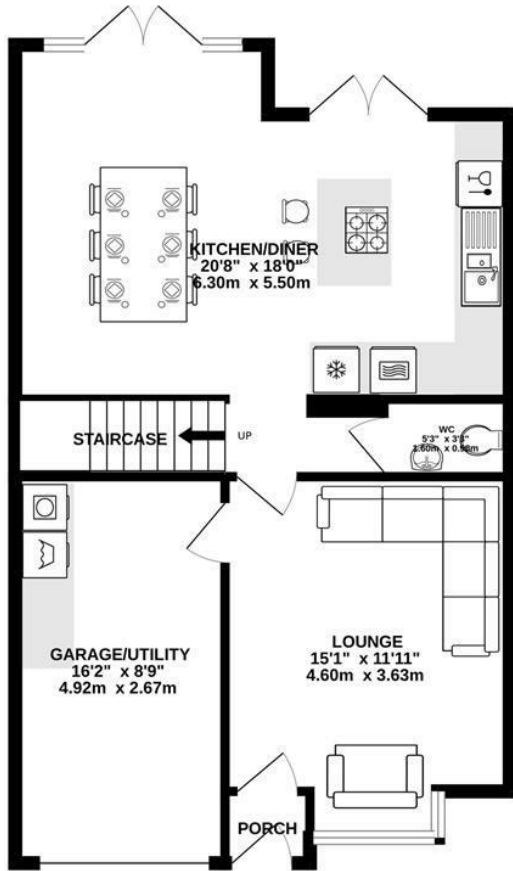




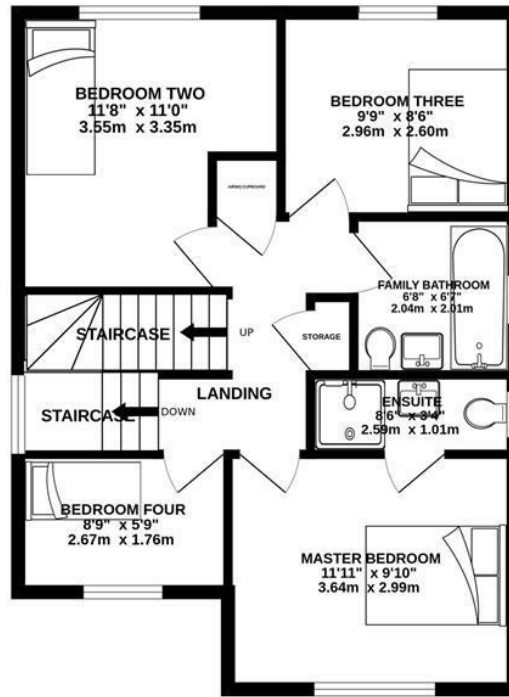




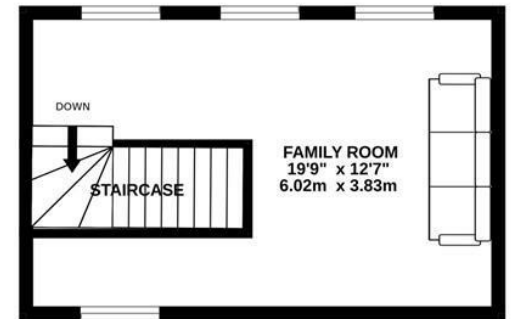
GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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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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			94
(81-91) B		83	
(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		