



Swift Drive, Farington, Leyland

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this lovely, three-bedroom terrace home situated just outside of Leyland town centre. This would be an ideal home for a first-time buyer in the area. The home is within walking distance to the town centre and excellent local amenities such as supermarkets and restaurants. There are also excellent travel links via Leyland train station with direct routes to Preston and Manchester as well as nearby motorway links.

Upon entering the property, you are greeted by a welcoming entrance hall. To the right, you will find the spacious front lounge, perfect for relaxation and entertaining guests. Continuing through the ground floor, you will discover the modern kitchen/diner, which features integrated appliances such as a fridge/freezer and dual oven, alongside ample dining space for family meals. A convenient WC completes the ground floor layout.

Moving to the first floor, you will find three good-sized bedrooms, each offering comfortable living space and ample storage. The three-piece family bathroom is also located on this floor and includes a modern over-the-bath shower, providing a practical and stylish solution for daily needs.

Externally, the property offers two private parking spaces at the front, ensuring easy and secure parking for residents. The rear of the property has a good-sized garden with a lawn, perfect for outdoor activities and enjoying the warmer months. This home combines comfort, convenience, and a great location, making it an excellent choice for any buyer.





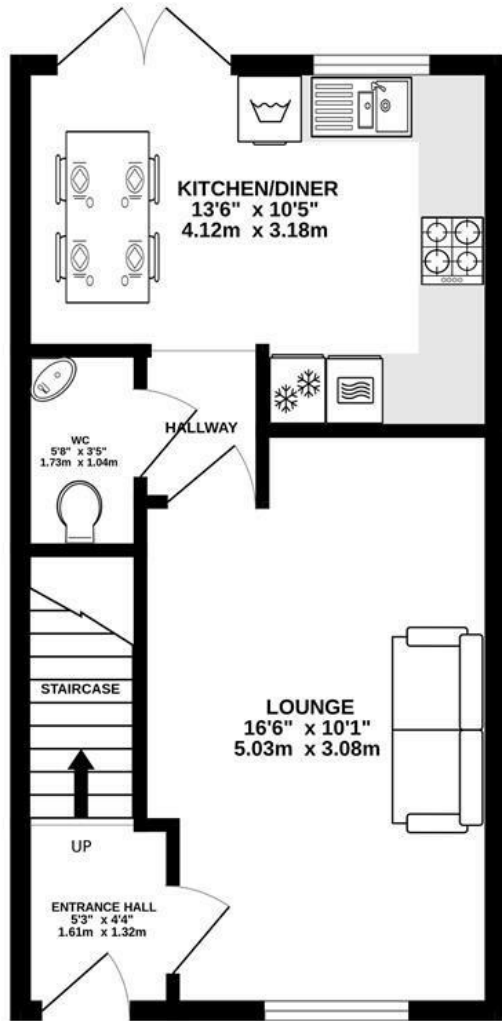




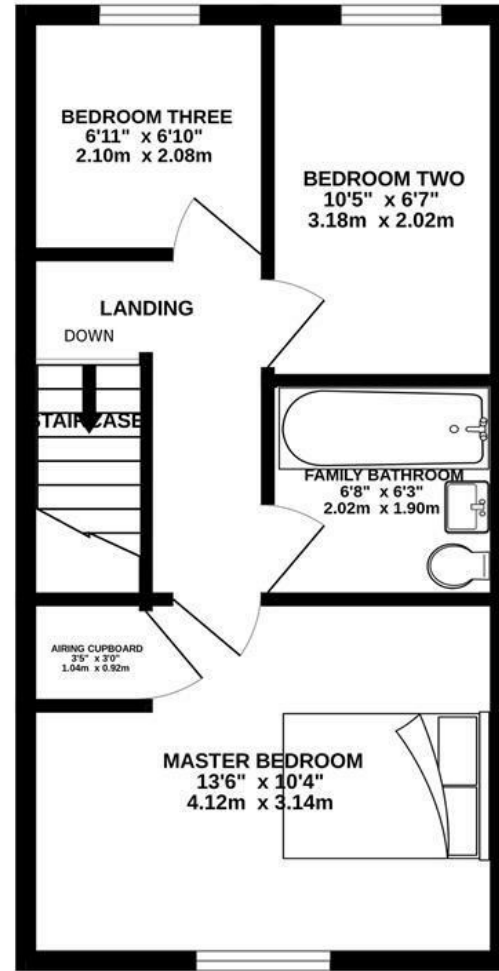




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

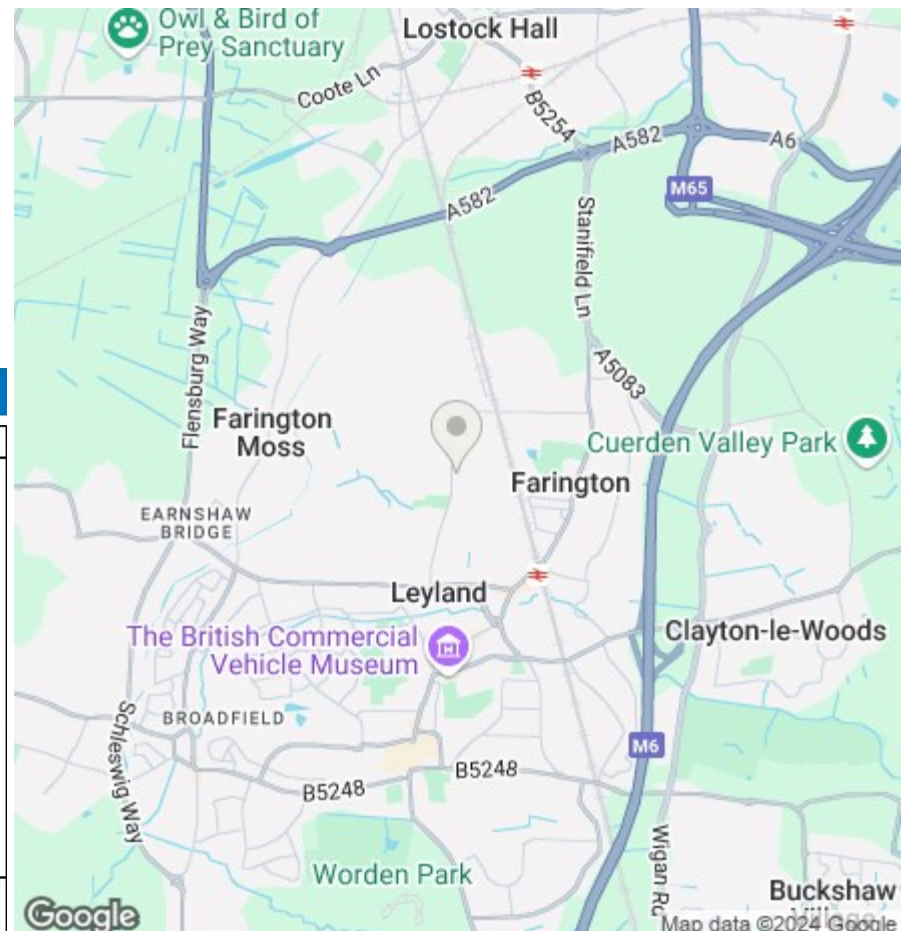


TOTAL FLOOR AREA : 727 sq.ft. (67.6 sq.m.) approx.

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		97
(92 plus) A		
(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 (CO₂) 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	