



Swift Drive, Farington, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom, semi-detached home, situated in a highly sought-after area of Leyland, Lancashire. This beautiful home offers a modern layout ideal for growing families, with a perfect balance of practicality and convenience. Its prime location ensures convenient access to local amenities, including supermarkets, reputable schools, and leisure facilities. Excellent travel links are also within easy reach, with Leyland train station, nearby bus routes, and the M6 and M61 motorways providing swift connectivity to surrounding towns and cities such as Preston and Chorley.

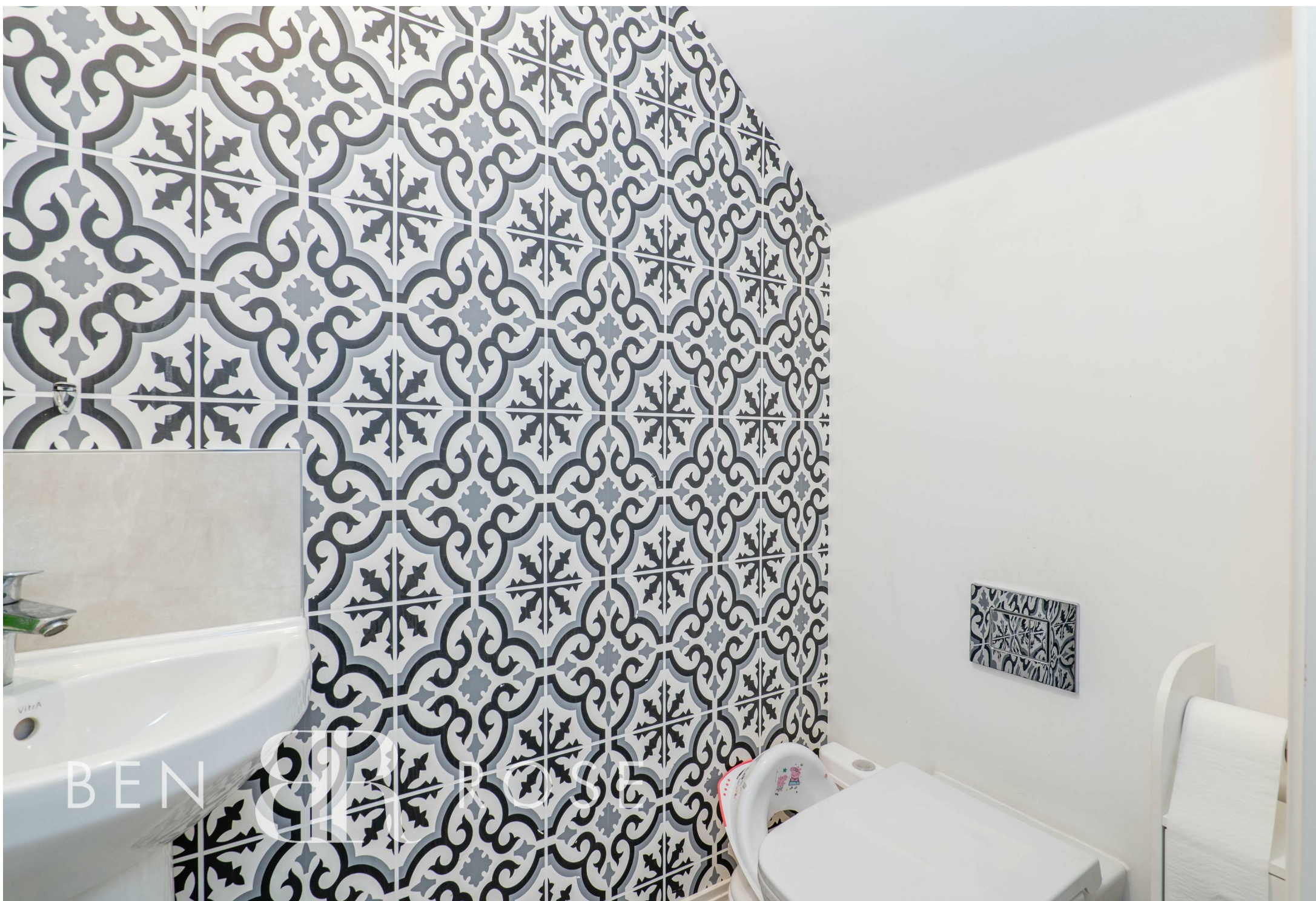
Walking through the ground floor, you are welcomed into an inviting entrance hall leading to a spacious lounge with a bay fronted that brings in ample natural light and is the ideal place for relaxing evenings. The modern kitchen/diner is equipped integrated appliances such as a fridge/freezer, oven and hob. The dining area offers space for a family dining table with patio doors leading to the rear garden, whilst a convenient WC completes this level, catering to both practicality and comfort.

Ascending to the first floor, you'll find the master bedroom featuring an ensuite for added privacy and luxury. Bedrooms two and three offer ample space for family or guests, while a well-appointed family bathroom serves the upper level, ensuring comfort for all residents.

Outside, the property continues to impress with a drive for two cars to park. To the rear is a secluded garden with a patio area and a central lawn, ideal for outdoor gatherings and leisure activities throughout the year.







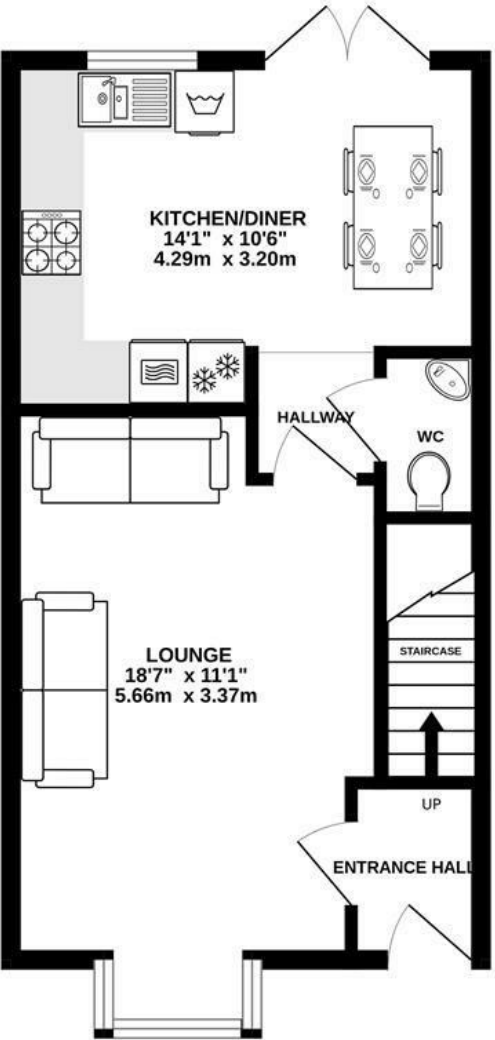




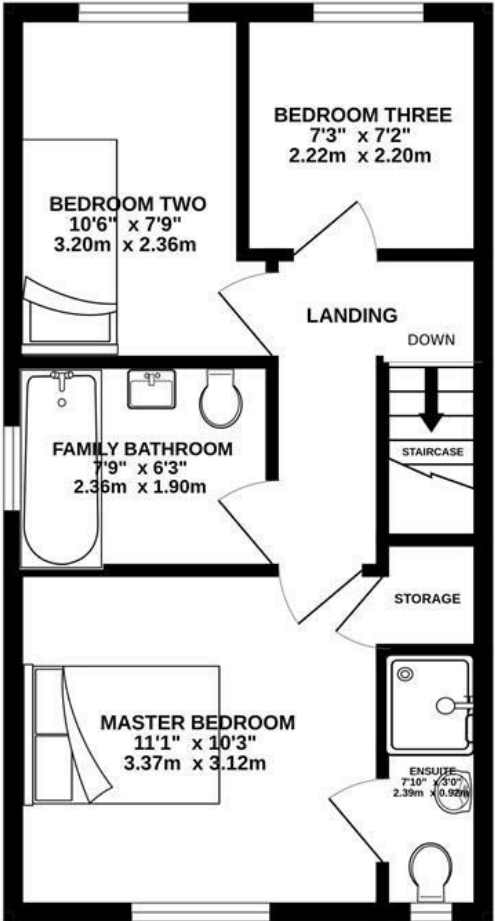


BEN ROSE

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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 | | 96 |
| (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 (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 | |

