



Centurion Way, Farington, Leyland

Offers Over £185,000

Ben Rose Estate Agents are delighted to present this beautifully maintained two-bedroom terraced home, ideally situated in the highly sought-after village of Farington. Perfect for couples or small families, this charming property enjoys a prime location near Leyland, offering excellent access to outstanding local schools, shops, and amenities. With fantastic travel connections via Leyland train station and the nearby M6 and M61 motorways, this home provides both convenience and accessibility. Early viewing is highly recommended to avoid disappointment.

Stepping inside, the welcoming entrance hall leads directly into the modern fitted kitchen/diner. Thoughtfully designed, the kitchen features an integrated hob, oven, and fridge-freezer, with additional space allocated for a washer. There is also ample room for a dining table, creating a sociable and functional space. Moving towards the rear of the property, the stylish and spacious lounge awaits, offering direct access to the secluded garden and featuring an open staircase that enhances the room's airy feel. A convenient downstairs WC is also located on this floor.

Upstairs, both double bedrooms benefit from integrated storage and easily accommodate king-sized beds. The three-piece family bathroom is complete with a bath and overhead shower, while a useful storage cupboard is located off the landing for additional space.

Externally, the front of the property is set back from the road by a private pathway and a tall, mature hedge-line, ensuring added privacy. The South-facing rear garden is a true highlight, featuring a well-maintained lawn, a patio area perfect for outdoor dining, and an abundance of sunlight during the summer months. Practical features include an EV car charging point, an outdoor water tap, and external electricity access. Beyond the garden, a private car park serves the row of houses, where the property benefits from two allocated parking bays and gated garden access.

Further enhancing this home is a fresh air ventilation system throughout, along with a boarded loft space, providing excellent storage options, additional updates include a new boiler installed in 2023, new carpets, and full redecoration throughout, making this a move-in-ready home with modern comforts and stylish finishes.







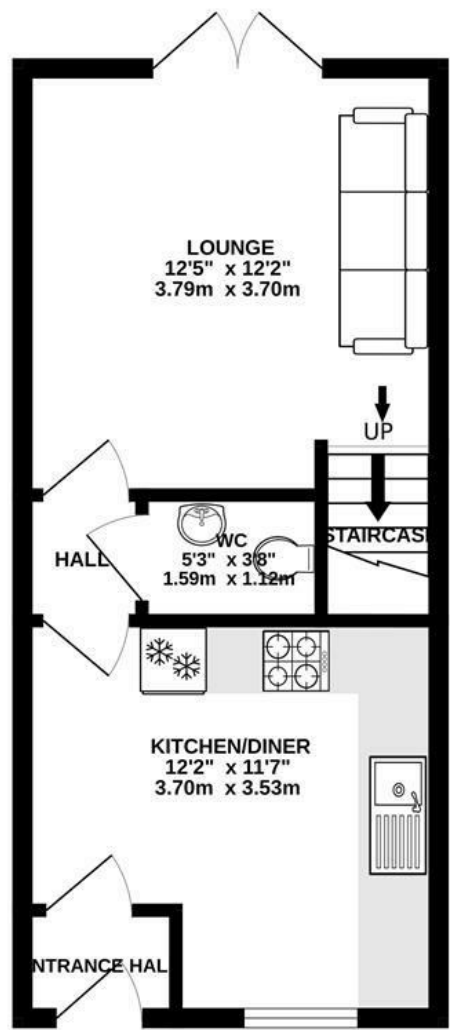




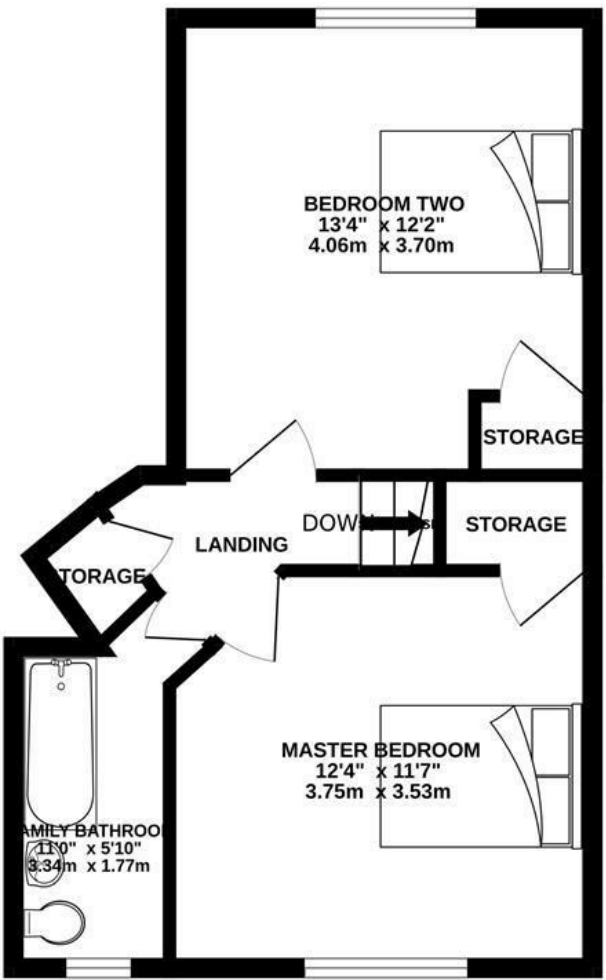


BEN ROSE

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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	73	87
(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	

