



**Swift Drive, Farington, Leyland**

**Offers Over £230,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, semi-detached home, situated in a highly sought-after area of Leyland, Lancashire. This lovely home offers a modern layout ideal for a couple of small family, 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.

Upon entering the property, you are welcomed into an attractive entrance hallway with a staircase leading to the upper floor. To the right is a modern fitted kitchen featuring integrated appliances, including a fridge, freezer, oven, and hob. Continuing through, you'll find a spacious L-shaped lounge/diner designed to offer both a comfortable living space and a dedicated dining area. Patio doors at the rear provide access to the garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a convenient under-stairs WC.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from built-in storage. The stylish three-piece family bathroom includes an over-the-bath shower and completes the upper level.

Additional storage is available in the boarded loft, easily accessed via a pull-down ladder.

Externally, the home offers a private driveway to the front, providing off-road parking for two vehicles. To the rear is a newly landscaped garden, featuring a low-maintenance faux lawn and a beautiful flagged patio—ideal for relaxing or entertaining. There is also access to a convenient outdoor storage shed.

Early viewing is highly recommended to avoid disappointment.





















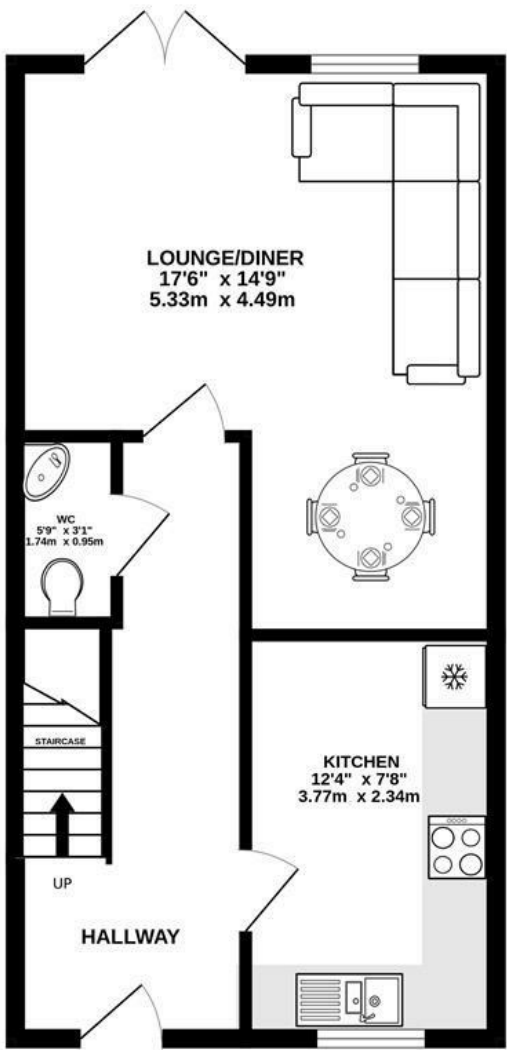




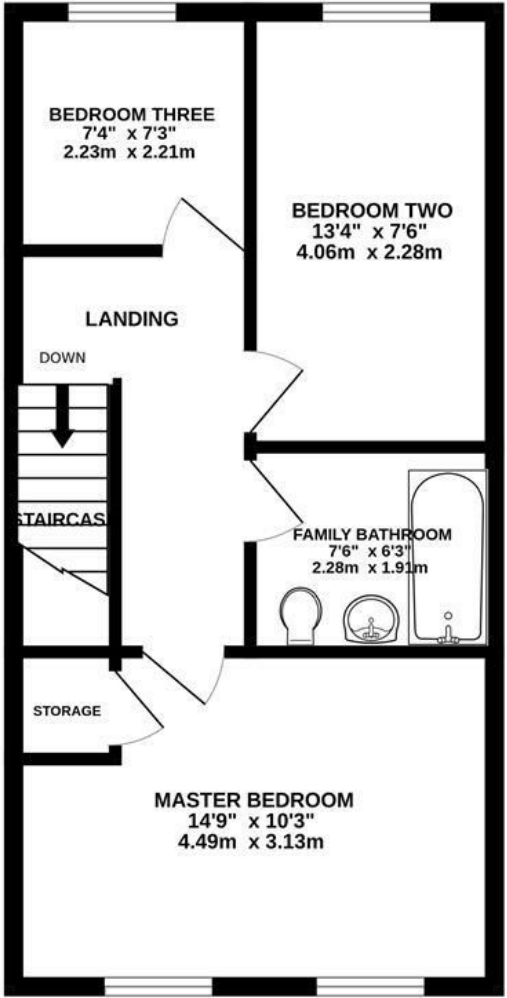


# BEN ROSE

GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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.  
Made with Metropix ©2025



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		95
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

