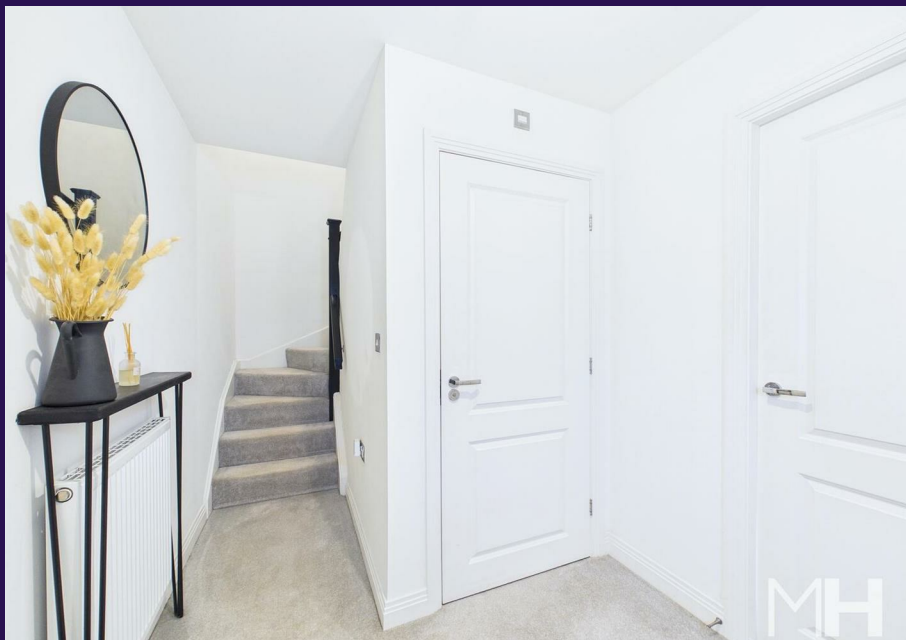




40 SWIFT DRIVE

FARINGTON, LEYLAND, PR25 3DG

£239,950



Key Features

- Superb Three Bedroom Semi Detached Property
- Sought After Location Close to the Town Centre
- Spacious Lounge & Modern Dining Kitchen with Integrated Appliances
- Downstairs Cloaks W.C
- Master Bedroom with En-Suite & Two Further Bedrooms
- Modern Family Bathroom
- Immaculately Presented Throughout
- Front & Rear Landscaped Gardens
- Off Street Parking - Two Allocated Parking Spaces
- Viewing Comes Highly Recommended

Property Summary

Marie Holmes Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached family home, occupying a desirable position on this ever-popular modern residential development in Farington, Leyland. Ideally suited to growing families, first-time buyers or those wishing to enjoy convenient access to Leyland town centre, the property is just a short drive from an excellent selection of shops, highly regarded schools and local amenities, whilst offering superb commuter links via the nearby M6 and M61 motorways.

The well-appointed accommodation begins with a welcoming entrance hallway incorporating a convenient downstairs cloakroom/WC. The spacious dual-aspect lounge is flooded with natural light, creating a bright and inviting living space. To the rear of the property is a stylish modern fitted kitchen/diner, complete with a range of integrated appliances including fridge/freezer, oven and gas hob. There is ample space for family dining, while French doors open directly onto the rear garden, making this an ideal space for both everyday living and entertaining.

To the first floor, the principal bedroom benefits from a contemporary three-piece en-suite shower room, while two further well-proportioned bedrooms provide versatile accommodation. Bedroom three is perfectly suited as a nursery, guest bedroom or home office for those working remotely. A modern three-piece family bathroom completes the first-floor accommodation.

Externally, the property enjoys an attractive lawned front garden with established planting, enhancing its kerb appeal. To the rear is a fully enclosed, low-maintenance garden featuring a paved patio, ideal for outdoor dining and entertaining, together with a lawn providing an excellent space for children and pets to enjoy. Two allocated parking spaces are conveniently situated to the side of the property, providing off-road parking. Viewing comes highly recommended to fully appreciate.

Entrance Hallway

Entrance via a modern composite front door into the hallway. Carpeted turned staircase leads to all first floor accommodation. Ceiling light fitting. Double panel radiator. Carpeted. Doors leading off to all ground floor accommodation.

Living Room

15'1" X 10'6" (4.61 X 3.19)

A bright and airy room with UPVC double glazed windows to the front and side elevations. Features modern wall panelling. Pendant light fitting. Double panel radiator. Carpeted.

Dining Kitchen

15'1" X 9'3" (4.61 X 2.81)

UPVC double glazed windows to the front and rear elevations. UPVC double glazed French doors to the rear elevation leading out onto the garden. Features a range of modern eye and base level units with contrasting complementary work surfaces over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted double oven, four burner gas hob, stainless steel chimney style extractor hood with stainless steel splashback and a 60/40 larger fridge freezer. Space and plumbed for washing machine. Space for dining table and chairs. Double panel radiator. LVT flooring. Pendant light fitting and inset spotlights to ceiling. Cupboard housing wall mounted combination boiler.

Downstairs W.C

5'1" X 3'7" (1.54 X 1.08)

Features a modern two piece suites in white comprising a low flush WC with concealed cistern and pedestal wash hand basin with mixer tap. LVT flooring. Double panel radiator. Ceiling light fitting.

First Floor Landing

A spindle balustrade staircase lead to the landing area which is carpeted with doors leading off to all first floor accommodation. Access to loft. Pendant light fitting.

Master Bedroom

10'5" X 10'6" (3.18 X 3.19)

UPVC double glazed window to the side elevation. Double panel radiator. Pendant light fitting. Carpeted. Door leading off to:-

En-Suite

7'9" X 4'8" (2.36 X 1.43)

UPVC double glazed obscured window to the front elevation. Features a modern three piece suite in white comprising of a low flush W.C with concealed cistern, pedestal wash hand basin with mixer tap and step in shower cubicle with mixer shower and handheld fitment. Part tiled elevations. Towel ladder radiator. LVT flooring. Extractor fan. Inset spotlights to ceiling.

Bedroom Two

7'2" X 8'7" (2.18 X 2.61)

UPVC double glazed window to the side elevation. Double panel radiator. Pendant light fitting. Carpeted.

Bedroom Three

9'3" X 6'7" (2.81 X 2.00)

UPVC double glazed window to the front elevation. Double panel radiator. Pendant light fitting. Carpeted.

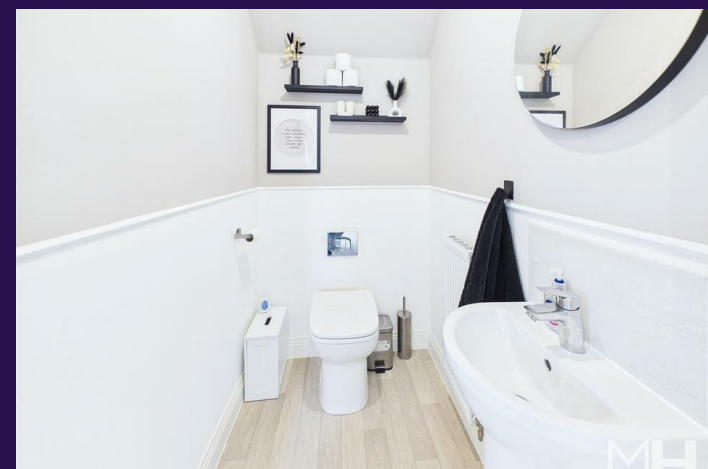
Family Bathroom

6'10" X 6'7" (2.08 X 2.00)

UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush W.C with concealed cistern, wall hung wash hand basin with mixer tap and panelled bath. Part tiled elevations. LVT flooring. Chrome towel ladder radiator. Extractor fan. Inset spotlights to ceiling.

Exterior

The front of the property is predominantly laid to lawn, complemented by well-stocked planted borders featuring a variety of mature shrubs and plants. A paved pathway leads to the entrance door, while two





allocated parking spaces are conveniently positioned to the side of the property.

To the rear, the enclosed garden enjoys the added benefit of gated side access and has been thoughtfully designed over two levels. A paved patio provides the perfect setting for al fresco dining and outdoor entertaining, whilst the generous lawn offers an excellent space for children to play and families to enjoy.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give

any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

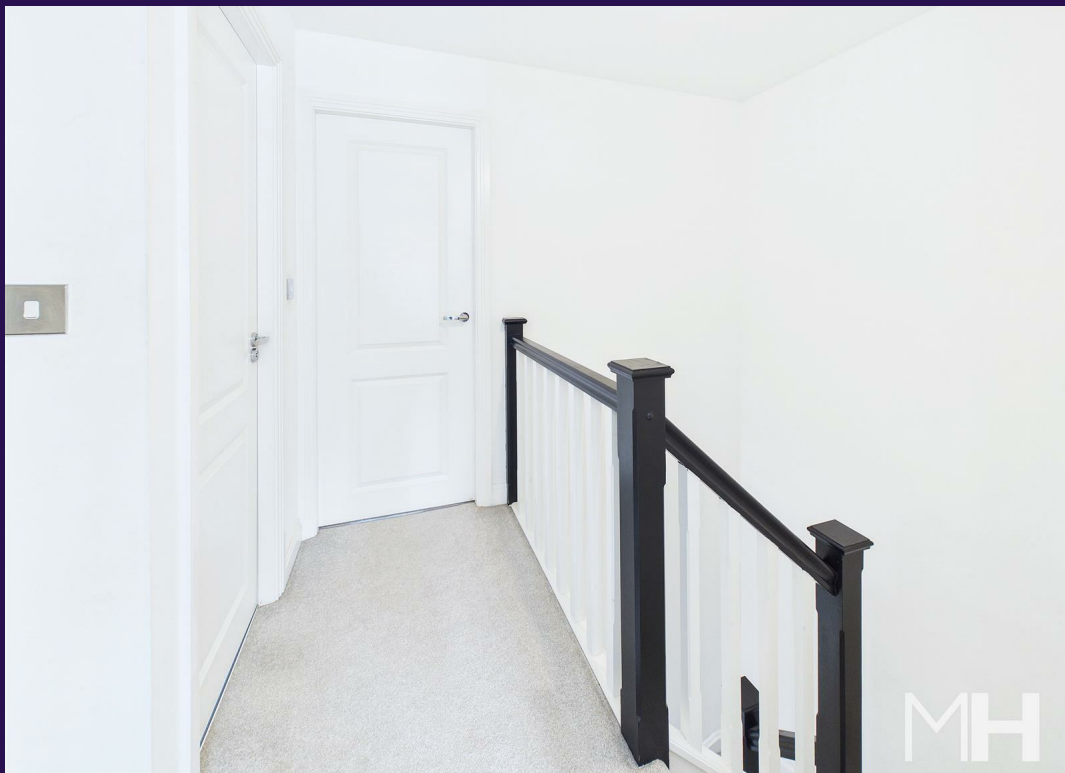
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.





Additional Information

Local Authority – South Ribble Council

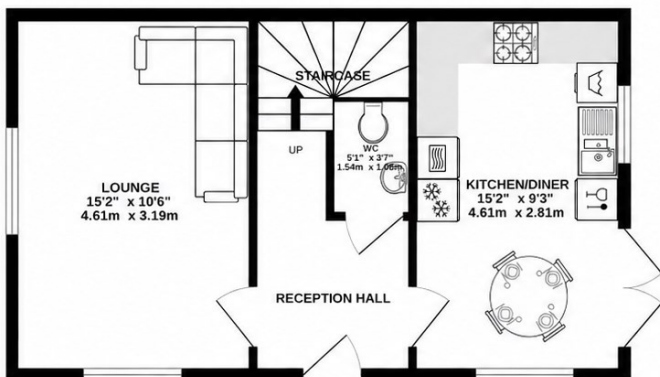
Council Tax – Band C

Viewings – By Appointment Only

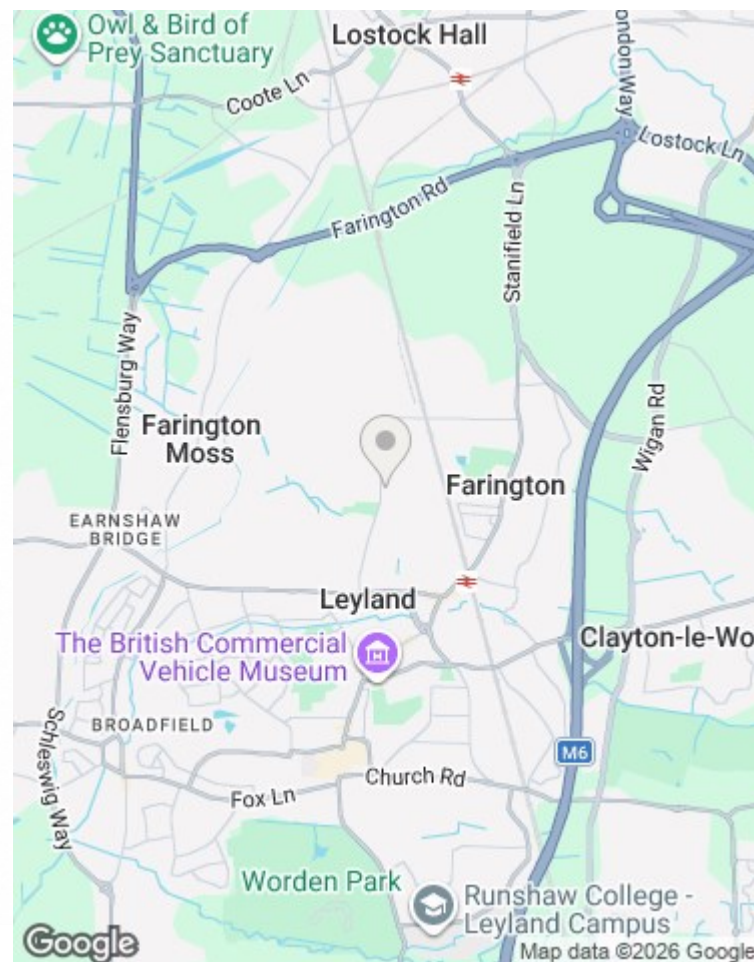
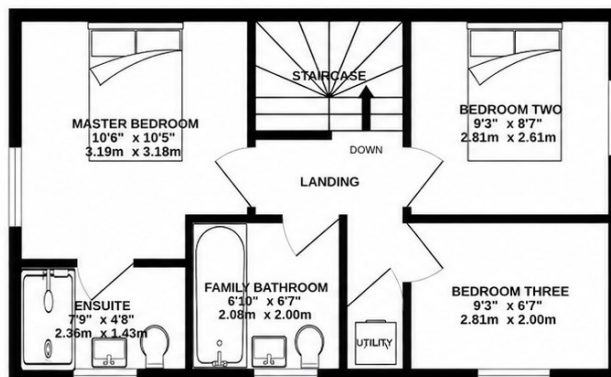
Tenure – Freehold



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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	