



SWITCH
ESTATE AGENTS



57 Twill Road, Farington Moss, Leyland, PR26 6AF

£87,500

- Great Opportunity for First-Time Buyers
- Modern Kitchen Diner
- Downstairs WC
- Modern three-piece bathroom
- Double Driveway
- Modern Two Bedroom Semi-Detached Property
- Well-Presented Living Room
- Two Double Bedrooms
- Large Rear Garden with Seating Area
- Close to Local Schools, Amenities Excellent Transport Links

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Switch Estates are delighted to bring to the market this great opportunity to purchase a 50% share of a modern two-bedroom semi-detached property through shared ownership with Heylo Housing. Situated on the popular Tilia Homes development in Farington Moss, this well-presented property offers an excellent opportunity for someone looking to take their first step onto the property ladder and become a homeowner.

The property is modern throughout and briefly comprises an entrance hallway, a convenient downstairs WC, a modern kitchen diner and a well-presented living room. To the first floor, there are two double bedrooms and a modern three-piece family bathroom.

Externally, the property benefits from a large lawned rear garden, complete with a seating area and side access leading around to the front of the property. To the front, there is a double driveway providing off-road parking.

The property is ideally located close to a range of local schools, amenities and everyday conveniences, with excellent transport links providing easy access to Leyland, surrounding areas and the wider motorway network.

The current owner pays £271.00 rent per month, which includes ground rent, buildings insurance and the maintenance fee.

Any application is subject to the purchaser meeting Heylo Housing's affordable housing eligibility criteria. Buyers should make sure they meet the relevant shared ownership eligibility requirements before proceeding.

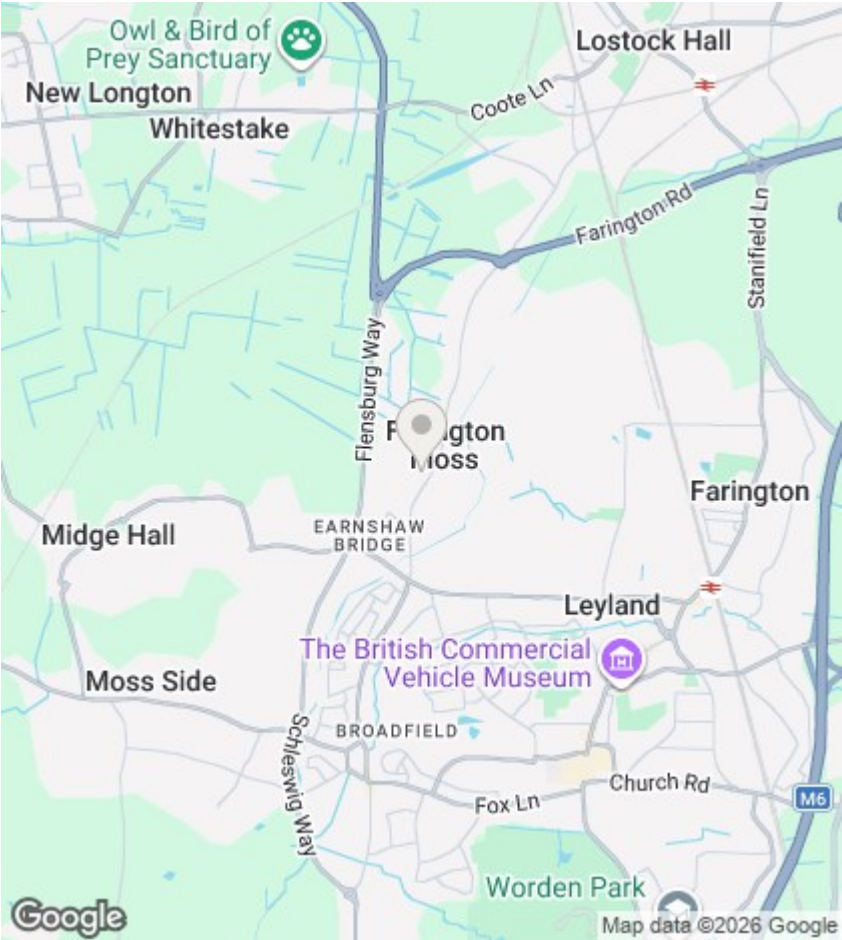
Further information regarding shared ownership buyer eligibility criteria can be found at Home Reach. Please see below link www.homereach.org.uk/general-eligibility

This is a great opportunity for a first-time buyer looking to get onto the property ladder and an early viewing is highly recommended.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(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

