



SWITCH
ESTATE AGENTS



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

£239,950

- Modern three-bedroom semi-detached home
- Spacious kitchen diner
- En suite to Master bedroom
- Composite decked seating area
- Close to schools and transport
- Popular and peaceful cul-de-sac location
- Three well-proportioned double bedrooms
- Remaining NHBC Buildmark warranty
- Double driveway parking
- No chain, move in ready

27 Twill Road, Leyland PR26 6AF

Nestled within a peaceful cul-de-sac on the popular Twill Road development in Farington Moss, Leyland, this modern three-bedroom semi-detached home offers stylish and comfortable living throughout.

Built in 2022, the property provides approximately 915 sq ft of well-planned accommodation and is ideally suited to families, first-time buyers or those looking for a modern home in a convenient location.

Upon entering, you are welcomed into a bright and modern interior, with the ground floor offering a comfortable living space alongside a spacious kitchen diner. The kitchen diner provides an excellent hub for everyday family life and entertaining, with direct access to the generous rear garden.

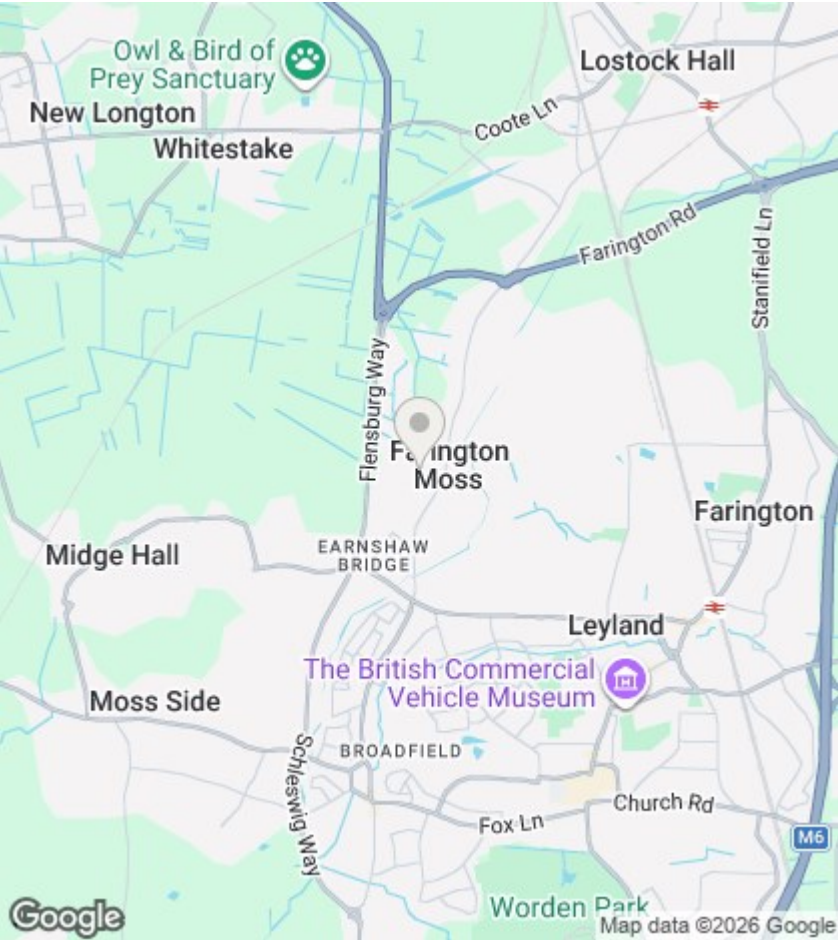
Upstairs, the property boasts three well-proportioned bedrooms, all comfortably able to accommodate double beds. The Master bedroom benefits from its own en suite shower room, while the property also features a modern family bathroom.

Externally, the rear garden offers a fantastic space for outdoor entertaining and relaxation, complete with a composite decked seating area and ample lawn. To the front, a double driveway provides plenty of off-road parking for multiple vehicles.



Council Tax Band: C





Directions

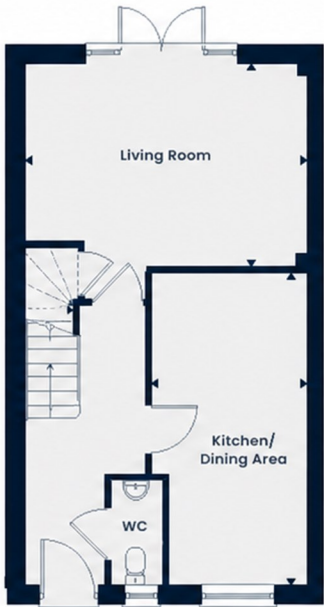
Viewings

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

EPC Rating:

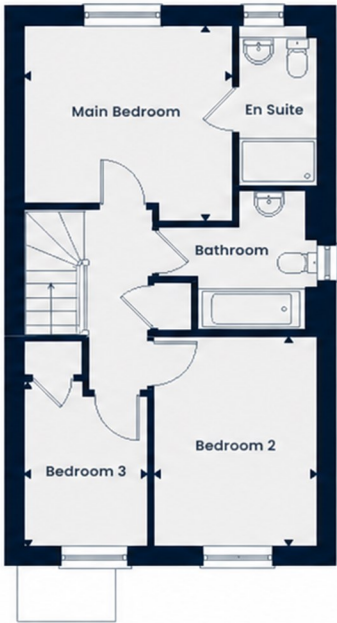
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(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



Ground Floor

Kitchen/Dining Area 5.26m x 2.68m | 17'3" x 8'9"
Living Room 4.83m x 3.43m | 15'10" x 11'3"



First Floor

Main Bedroom 3.54m x 3.29m | 11'7" x 10'9"
Bedroom 2 3.57m x 2.61m | 11'8" x 8'7"
Bedroom 3 2.78m x 2.13m | 9'1" x 7'0"