



SWITCH
ESTATE AGENTS



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

£310,000

- Exceptional Three Bedroom Detached Dormer Bungalow
- Modern Family Bathroom & Ground Floor W/C
- Integral Garage & Driveway With EV Car Charging Point
- Generous Private Rear Garden
- No Chain
- Stunning Upgraded Kitchen/Dining Area With Central Island & Integrated Appliances
- Stylish En-Suite to Master Bedroom
- Spacious Bay Fronted Lounge
- Freehold
- Remainder of NHBC Warranty Included

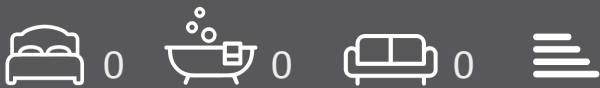
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Situated on the highly desirable The Pastures development in Farington Moss, this exceptional three-bedroom detached dormer bungalow offers beautifully presented accommodation finished to an impressive standard throughout.

Offering approximately 1,224 sq ft of stylish and versatile living space, this turn-key property is perfectly suited to families, professionals, or those looking to downsize without compromising on quality or space.

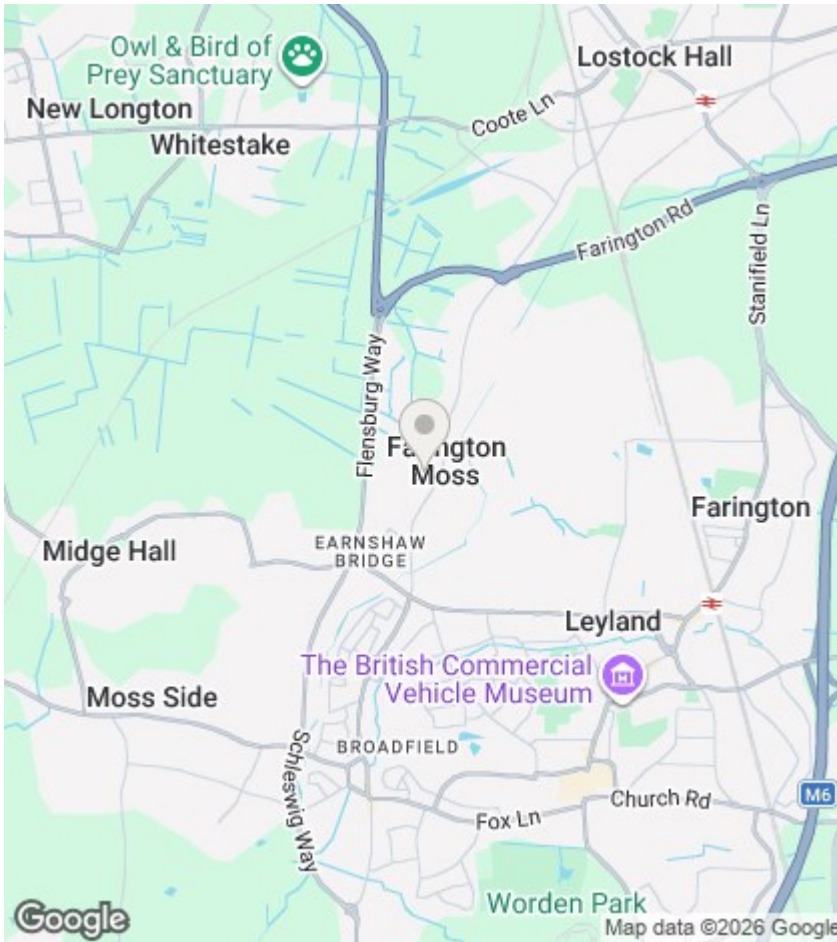
Upon entering the property, you are welcomed into a thoughtfully designed home where modern finishes and practical living combine effortlessly. The heart of the home is the stunning upgraded kitchen/dining area, complete with integrated appliances, sleek cabinetry, and a central island, creating the perfect space for both everyday living and entertaining. Double doors open directly onto the rear garden, allowing plenty of natural light and seamless access to outdoor space.

A separate spacious bay fronted lounge provides an ideal setting to relax, while the ground floor also benefits from a versatile third bedroom which could alternatively be used as a home office or additional reception room. A modern cloakroom W/C and internal access to the integral garage complete the ground floor accommodation.



Council Tax Band: D





Directions

Viewings

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

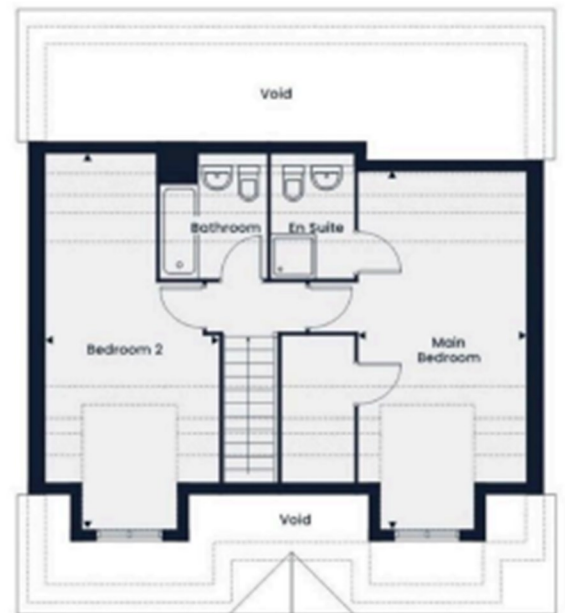
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	5.40m x 3.69m 17'9" x 12'2"
Living Room	5.95m x 3.27m 19'6" x 10'9"
Bedroom 3	3.76m x 3.27m 12'4" x 10'9"



First Floor

Main Bedroom	6.52m x 3.92m 21'5" x 12'10"
Bedroom 2	6.85m x 3.14m 22'6" x 10'4"