



## Triumph Road, Farington, Leyland

**Offers Over £260,000**

Ben Rose Estate Agents are pleased to present to market this freehold, three bedroom detached family home, ideally positioned on a popular and modern residential estate in Leyland, Lancashire. Tastefully decorated throughout and ready to move straight into, this well proportioned property offers contemporary living space suited perfectly to growing families. The location provides excellent access to a wide range of local amenities including supermarkets, schools, leisure facilities and parks, while Leyland town centre is just a short distance away. For commuters, Leyland train station offers regular services to Preston, Manchester and beyond, with frequent bus links nearby and easy access to the M6, M61 and M65 motorway networks, connecting the area to surrounding towns and cities across the North West.

Upon entering the property, you are welcomed into a bright entrance hall with a window, providing access to the staircase and the majority of the ground floor accommodation, along with useful under-stairs storage. To the front of the home is a comfortable lounge, featuring a large window that allows plenty of natural light to fill the room. Moving through the property, the standout feature is the stunning kitchen diner, which has been tastefully designed and fitted with a range of modern integrated appliances including a dishwasher, fridge freezer, oven and hob. The space also benefits from a breakfast bar and offers ample room for a large dining table and additional seating, creating an ideal hub for family life and entertaining. Completing the ground floor is a convenient downstairs WC.

To the first floor, the property offers a spacious master bedroom, which benefits from its own en-suite shower room. There are two further well proportioned bedrooms, ideal for children's rooms, a home office or guest accommodation. The family bathroom is also located on this level and is fitted with a modern bath suite.

Externally, the property features a driveway to the front with space for up to two vehicles, leading to a detached garage, as well as a small lawned area creating an attractive frontage. To the rear, there is a well maintained garden with a combination of lawn and seating areas, offering a pleasant and secure outdoor space for families to enjoy. In conclusion, this is a beautifully presented detached home on a sought-after estate, offering modern family living, excellent amenities and transport links, and a true move-in ready opportunity in a popular Leyland location.







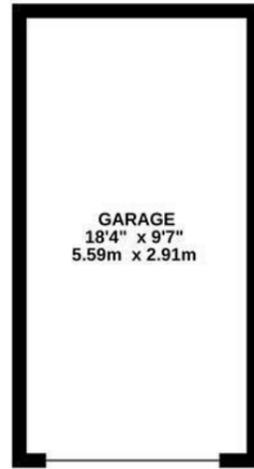




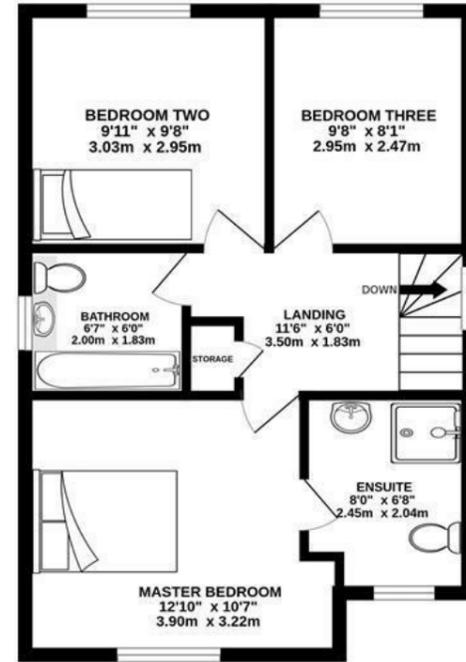


# BEN ROSE

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

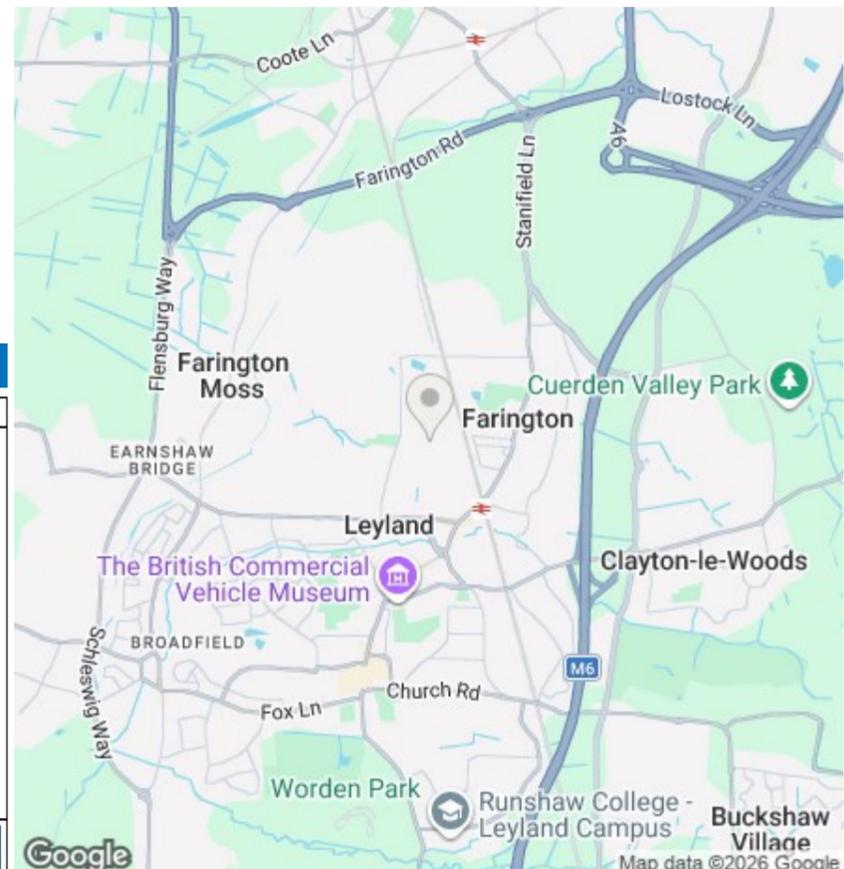


TOTAL FLOOR AREA : 1096 sq.ft. (101.9 sq.m.) approx.

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.  
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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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	