



SWITCH
ESTATE AGENTS



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

£239,950

- Stunning Three-Storey Family Home in Farington Moss
- Modern diner kitchen with French doors to the rear garden
- Two double bedrooms and family bathroom on first floor
- Excellent location for schools, transport links, and amenities
- Remainder of the 10-year NHBC warranty, offering buyers additional peace of mind
- Spacious living room with acoustic panelling
- Landscaped rear garden with porcelain flags, decking and pergola
- Luxury master suite with dressing area and en suite to second floor
- Multi-Car Driveway Providing Ample Off-Road Parking
- Viewing highly recommended

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This beautifully presented three-storey home is tucked away within a quiet cul-de-sac in the highly sought-after area of Farington Moss and has been upgraded to an exceptional standard throughout.

The ground floor offers a spacious and stylish living room featuring contemporary acoustic wall panelling, creating a modern and inviting space to relax. To the rear, a stunning open-plan dining kitchen provides the heart of the home, complete with modern fittings and French doors opening onto the landscaped rear garden.

Externally, the garden has been thoughtfully designed with porcelain paving, raised decking, and a stylish wooden pergola, creating the perfect setting for outdoor dining and entertaining. The property also benefits from off-road parking.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom. The staircase and landing feature attractive decorative panelling, adding further style and character to the home. The entire second floor is dedicated to an impressive master suite, complete with a dressing area, in-built wardrobes, and a contemporary en suite shower room.

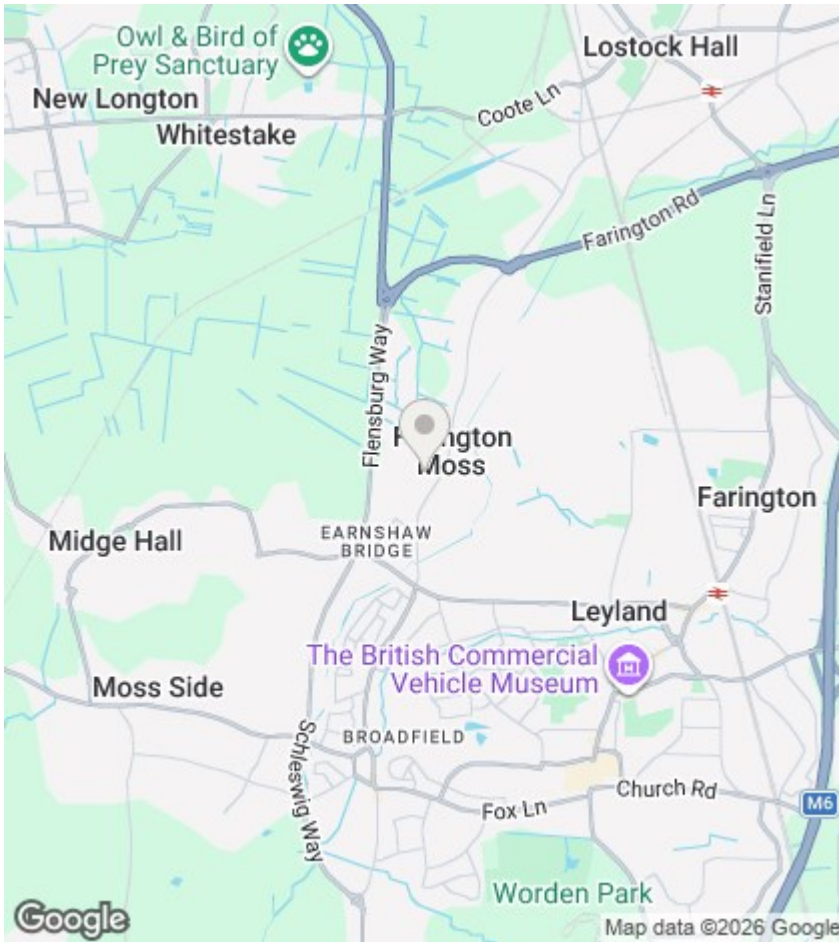
The property is Freehold and also benefits from the remainder of the NHBC warranty, providing additional peace of mind for prospective buyers.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



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 | | | |
| (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 | |

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

