

GUILDHALL

SALES & LETTINGS



198 Spring Meadow

, Leyland, PR25 5PQ

Offers Over £390,000



****AN ENVIABLE, INDIVIDUALLY DESIGNED THREE BEDROOMED DETACHED BUNGALOW IN A WELL SOUGHT AFTER AREA****

Guildhall Sales and Lettings are delighted to introduce this immaculately presented, three bedroomed detached true bungalow to the market! Situated on a popular development within the well sought after area of Leyland, located within close proximity to Cuerden Valley Park, local amenities, popular commuter links (M6, M61 and the M65, all within 5 minutes distance), and reputable schools, this property is ideally suited for a growing family and is not to be missed!

Boasting spacious accommodation throughout offering ample space for comfortable living, this property internally comprises of a contemporary fitted kitchen, conservatory, three piece family bathroom suite, open plan reception and dining area and three bedrooms with the main bedroom housing fitted wardrobes and boasting access to the en suite shower room.

Externally to the rear of the property is a well maintained enclosed laid to lawn garden with a stone chipped boarder, raised planted bedding areas and a patio seating area - a tranquil outdoor space, perfect for



Ground Floor

Entrance Vestibule

Dining Room 16'0 x 12'0 (4.88m x 3.66m)

Kitchen 13'11 x 9'6 (4.24m x 2.90m)

Lounge 19'6 x 18'6 (5.94m x 5.64m)

Conservatory 23'2 x 10'8 (7.06m x 3.25m)

Bathroom 7'6 x 5'3 (2.29m x 1.60m)

Bedroom One 16'6 x 11'9 (5.03m x 3.58m)

En Suite 9'5 x 4'0 (2.87m x 1.22m)

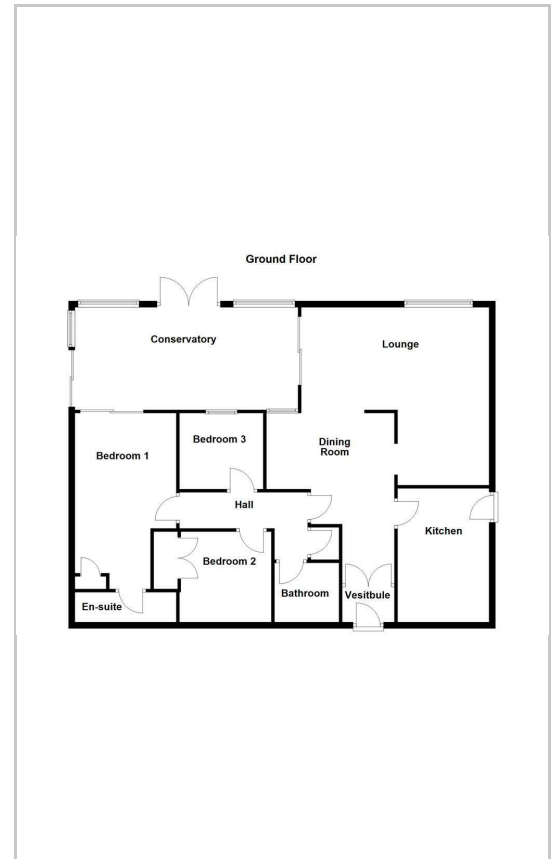
Bedroom Two 10'1 x 9'5 (3.07m x 2.87m)

Bedroom Three 8'8 x 7'11 (2.64m x 2.41m)

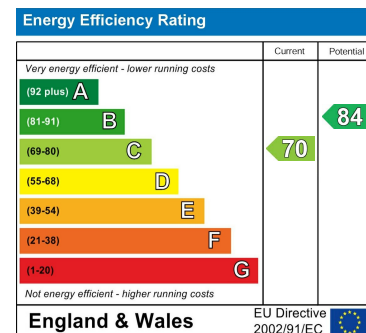
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>