

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
England & Wales	
EU Directive 2002/91/EC	

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.

## Higher Meadow, Leyland, PR25 5RS

### Offers Over £290,000

AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME

This well presented four bedroom detached property is being proudly welcomed to the market in the highly desirable area of Leyland on a quiet cul de sac. Situated conveniently close to bus routes, amenities and network links to Preston, Chorley and Wigan. The property benefits from gardens to both the front and the rear, detached garage and an abundance of indoor space making this the perfect home for a growing family to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a WC, two spacious reception rooms and staircase to the first floor. Both reception rooms then lead to a kitchen which guides you through to a conservatory. The first floor comprises of four generously sized bedrooms and a modern three piece bathroom suite. Externally there is a laid to lawn garden with paved areas, storage shed and access on to a detached garage. To the front there is a laid to lawn garden with driveway for multiple cars.

For further information or to arrange a viewing please contact our Chorley office at your earliest convenience.

# Higher Meadow, Leyland, PR25 5RS

Offers Over £290,000



- Detached Property
- Two Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D
- Four Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

## Ground Floor

### Entrance Hallway

8'10 x 6'03 (2.69m x 1.91m)

UPVC double glazed front entrance door, upright mirrored central heating radiator, wood effect flooring, stairs to the first floor and doors to two reception rooms and WC.

### WC

5 x 4'03 (1.52m x 1.30m)

UPVC double glazed frosted window, central heating radiator, wall mounted wash basin, low basin WC, part tiled elevations, coving and tiled flooring.

### Reception Room One

21'05 x 10'11 (6.53m x 3.33m)

UPVC double glazed window, central heating radiator, upright central heating radiator, television point, wood effect flooring, door to the kitchen and UPVC double glazed French doors to the rear.

### Reception Room Two

13'03 x 9'02 (4.04m x 2.79m)

UPVC double glazed window, upright central heating radiator, wood effect flooring and door to the kitchen

### Kitchen

12'01 x 7'08 (3.68m x 2.34m)

UPVC double glazed window, upright central heating radiator, range of grey mattie wall and base units with wood effect surfaces, composite sink with drainer and a high spout mixer tap, integrated electric oven with a four ring gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, under unit lighting, spotlights, tiled flooring, understairs storage cupboard and open to conservatory.

### Conservatory

9'09 x 8'09 (2.97m x 2.67m)

Four UPVC double glazed windows, spotlights, Velux window, tiled flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

8'06 x 3 (2.59m x 0.91m)

Loft access, wood effect flooring and doors to four bedrooms and bathroom.

### Bedroom One

12'04 x 11 (3.76m x 3.35m)

UPVC double glazed window, central heating radiator, television point and wood effect flooring.

### Bedroom Two

12'06 x 9'02 (3.81m x 2.79m)

Two UPVC double glazed windows, central heating radiator, over stairs storage cupboard and wood effect flooring.

### Bedroom Three

8'11 x 8'02 (2.72m x 2.49m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Four

8'10 x 6'06 (2.69m x 1.98m )

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bathroom

8'05 x 5'09 (2.57m x 1.75m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead and vinyl flooring.

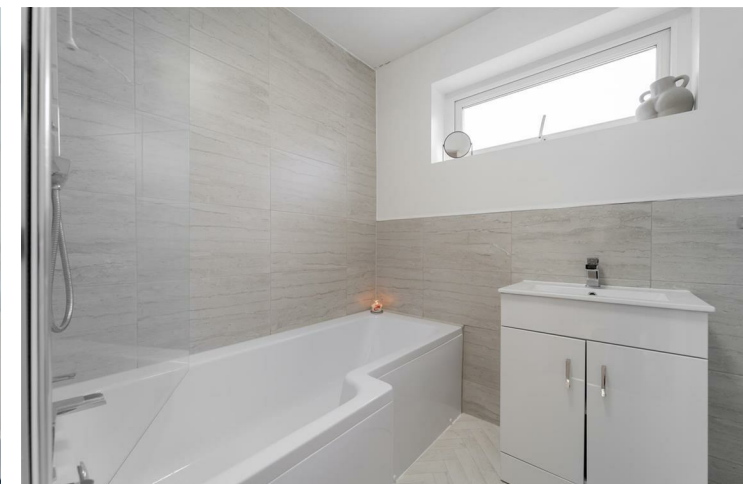
### External

#### Front

Laid to lawn garden with block paved driveway providing off road parking leading to a detached garage.

#### Rear

Laid to lawn garden with paving, bedding areas and access to the detached garage.



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