



**Cunnery Meadow, Leyland**

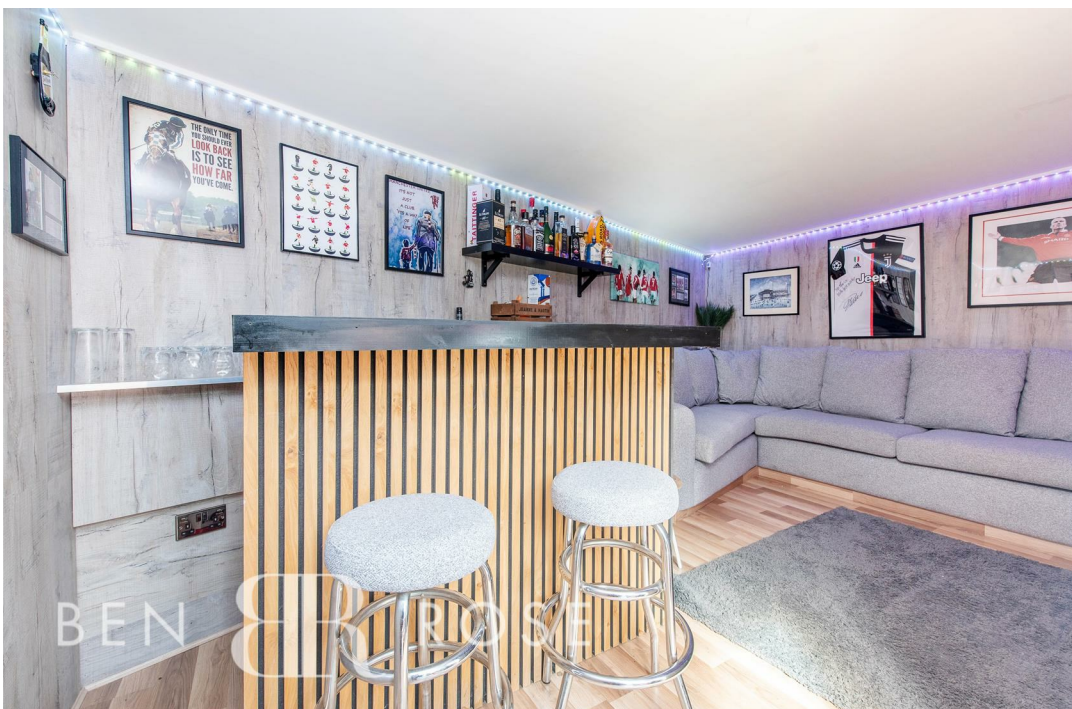
**Offers Over £280,000**

Ben Rose Estate Agents are pleased to present to market this well presented, three bedroom, detached bungalow located in a highly sought after part of Leyland. The property is situated on an enviable corner plot and would be an ideal family home offering great space throughout. It is located only a few minutes drive away from Leyland town centre, as well as excellent local walks, superb local schools, supermarkets and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

As you enter the property, you'll be welcomed into the beautifully presented kitchen/diner. The spacious kitchen boasts sleek wall and baseboards, along with integrated appliances including an oven, hob, dishwasher, and washing machine. There's also additional space for freestanding appliances, all organized around a stunning centre island. The dining area provides ample room for a large family dining table and seamlessly flows into the lounge. The lounge offers generous space and grants access to the front patio, creating a seamless blend of indoor and outdoor living. Continuing through the home, you'll discover three good-sized bedrooms. The master bedroom stands out with a walk-in dressing room that leads to the ensuite shower room. A three-piece family bathroom completes the offerings in this beautiful home.

Externally, the front of the property features a well-maintained lawn garden alongside a large driveway that leads to the detached garage, providing off-road parking for multiple vehicles. To the rear, there's a beautiful garden space with lawn, patio, and decking areas, enhanced by outdoor lighting. Behind the garage, you'll find a summerhouse featuring an impressive bar/snug area, perfect for relaxation and entertainment.

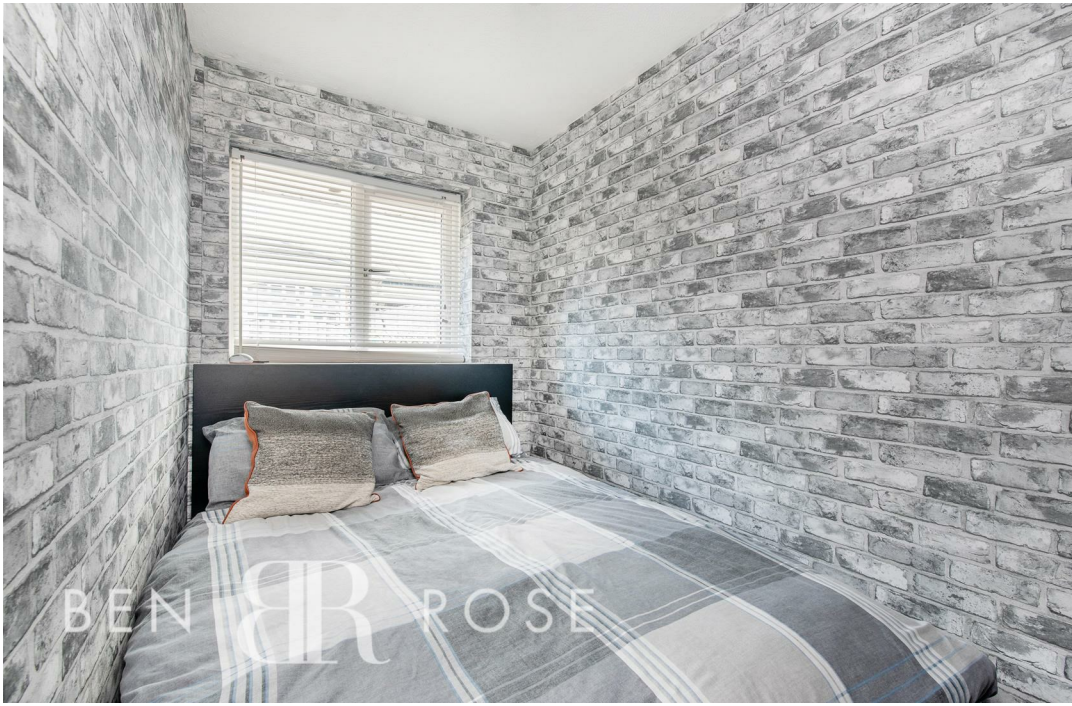




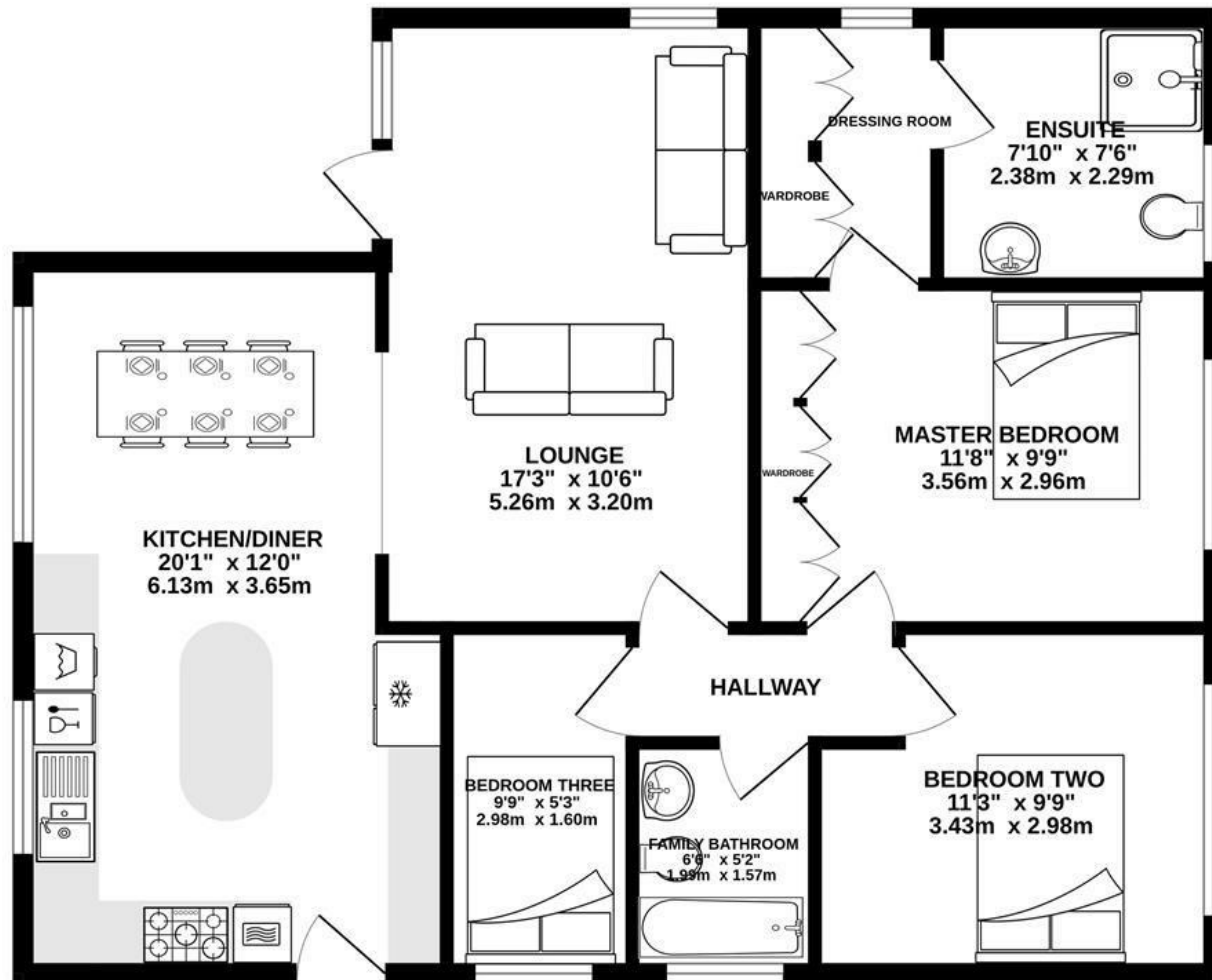








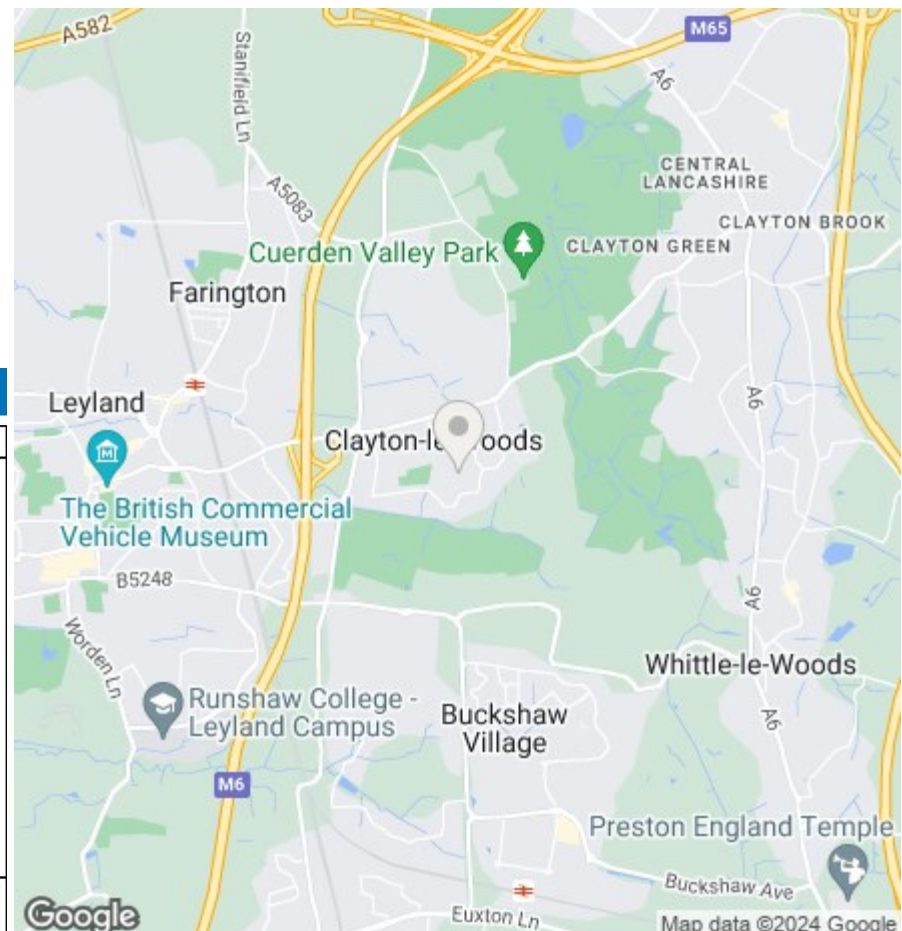
GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>84</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	