



Higher Meadow, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom detached bungalow located on a delightful corner plot in a sought after area of Leyland. The property is situated just a short drive away from Leyland town centre, known for its superb local schools, shops, and amenities. With fantastic travel links provided by nearby train stations and easy access to the M6 and M61 motorways, this home offers the perfect blend of tranquility and convenience. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Upon your entering the property you're welcomed into the entrance hall, where you'll find access to all rooms. The kitchen, located to the front of the home, boasts a front facing window and ample worktop space and plenty of room for freestanding appliances.

Located at the end of the hall you'll find the spacious lounge/diner. This IL' shaped room provides enough space for a four-person dining table and a comfortable sofa set. The electric fireplace adds charm, and the sliding doors provide convenient access to the conservatory which offers an additional space for sitting or dining in the summer months.

Moving through you'll find two bedrooms, both sufficient in size to comfortably fit double beds.

A three piece family bathroom with a bath, and a good sized storage cupboard off the hallway provides additional practicality for your belongings, and completes this lovely home.

Located on a corner plot this delightful home boasts a driveway with space for one car and single garage, ensuring parking convenience. The front garden is generous in size and extends down the side of the property. Primarily lawned throughout and lined with an array of delightful flowerbeds. To the rear, you'll find a good-sized south-facing garden, with another laid lawn and some paved areas, offering the perfect space for outdoor activities, gardening.



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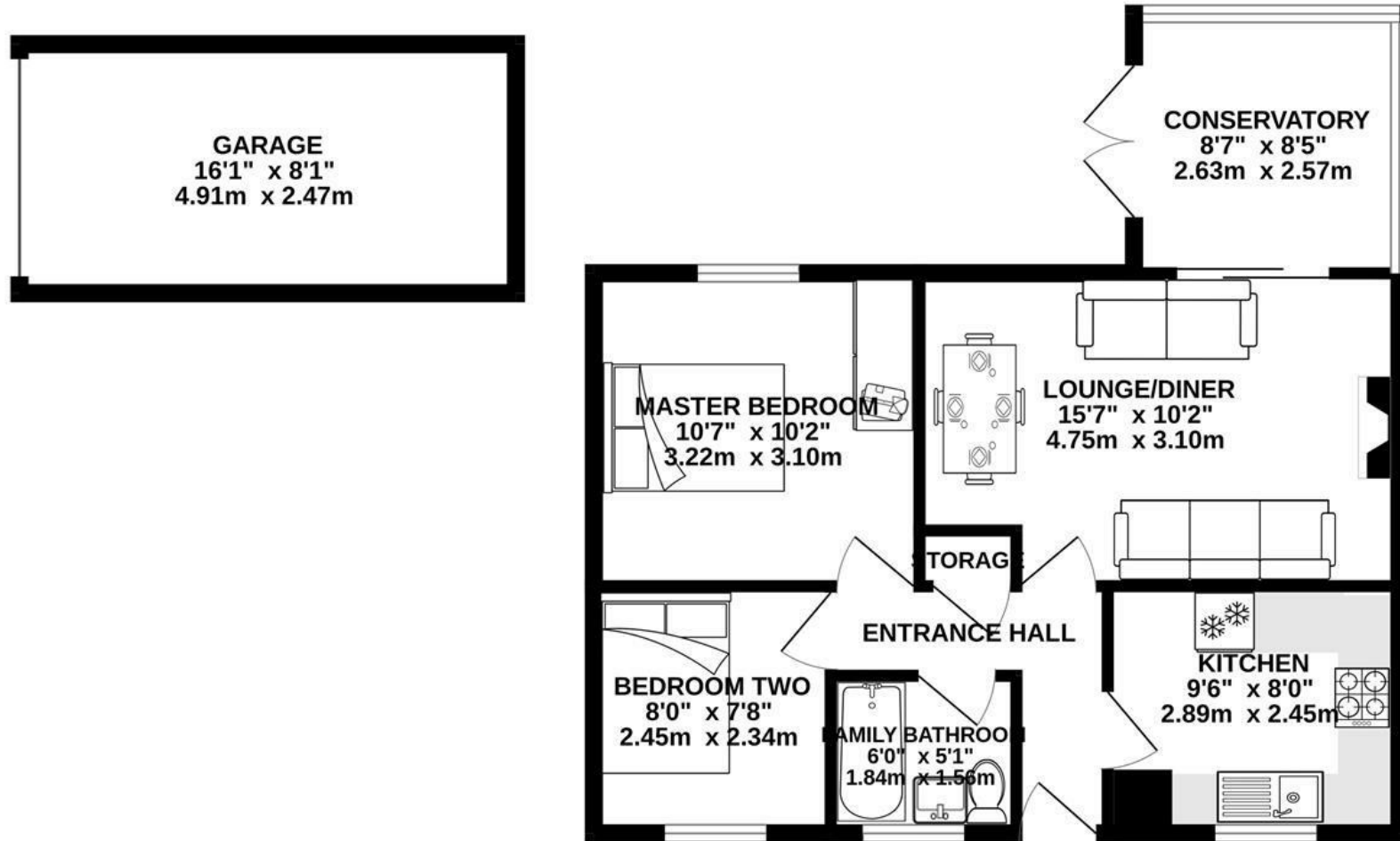


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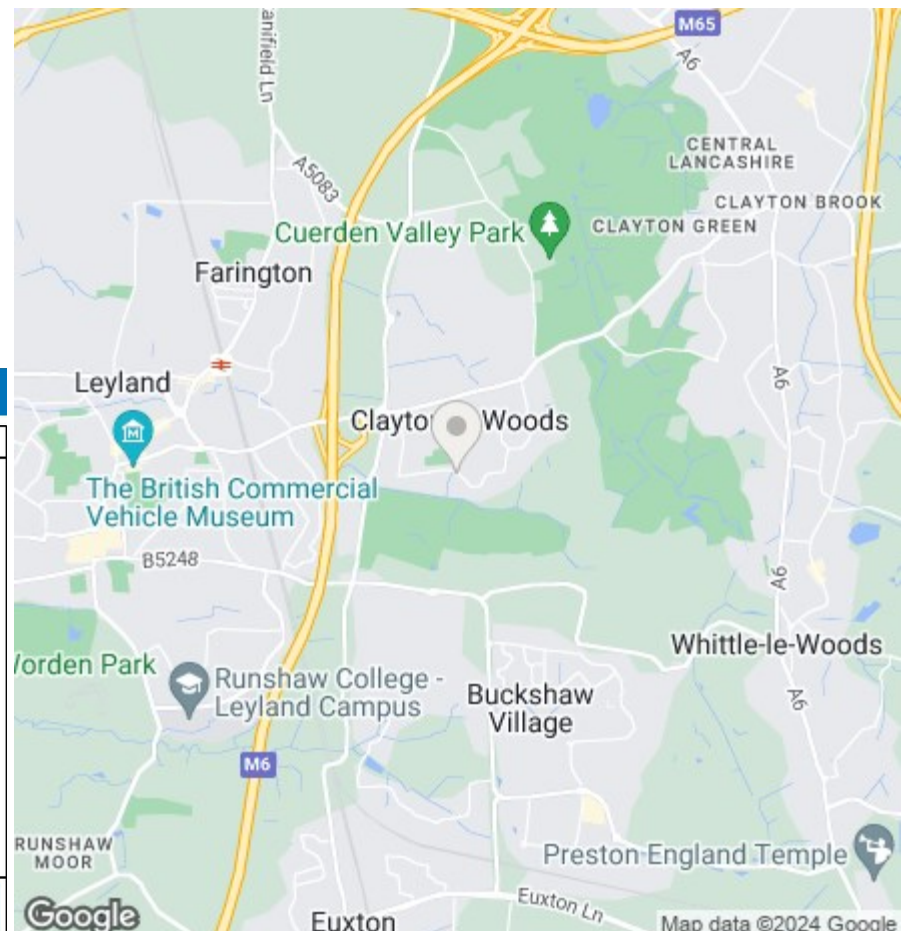
GROUND FLOOR 672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC