



The Meadow, Leyland

Offers In The Region Of £230,000

Ben Rose Estate Agents are pleased to present to the market this well presented, three bedroom link-detached property situated in a much sought after area of Leyland. The property would make an ideal family home and is situated just a short drive into Leyland town centre and it's superb local schools, supermarkets and amenities. There are fantastic travel links via nearby bus routes and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property features a welcoming porch that leads directly into the entrance hallway, where you'll find the stairs to the upper level. From here, you enter the spacious lounge/diner, which includes a feature fireplace and dual aspect windows at the front and rear of the property. The dining area offers ample space for a family dining table and seamlessly flows into the modern kitchen. The kitchen comes equipped with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, with additional room for freestanding appliances. The conservatory, located at the rear of the property, is accessible from the lounge/diner via sliding glass doors and boasts a solid roof, providing a versatile space to relax and enjoy the garden. You can access the garden from here through double patio doors.

Moving upstairs, you'll discover three generously sized bedrooms, all of which feature integrated storage. The modern four-piece family bathroom is also situated on this floor.

Externally, at the front of the property, you'll find an exceptional block-paved driveway with ample off-road parking for multiple vehicles, plus a single garage. At the rear, there's a generously sized, low-maintenance garden space that is entirely paved, offering plenty of room for garden furniture and creating the perfect setting for relaxation.









BEN  ROSE



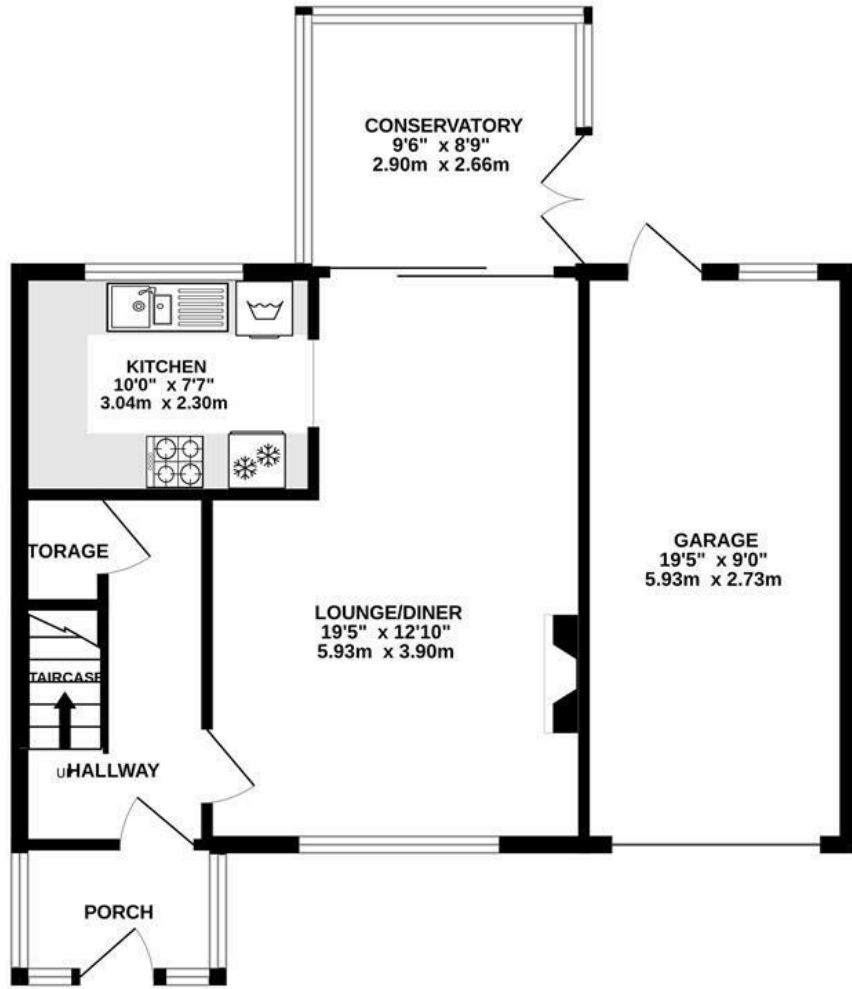
BEN  ROSE



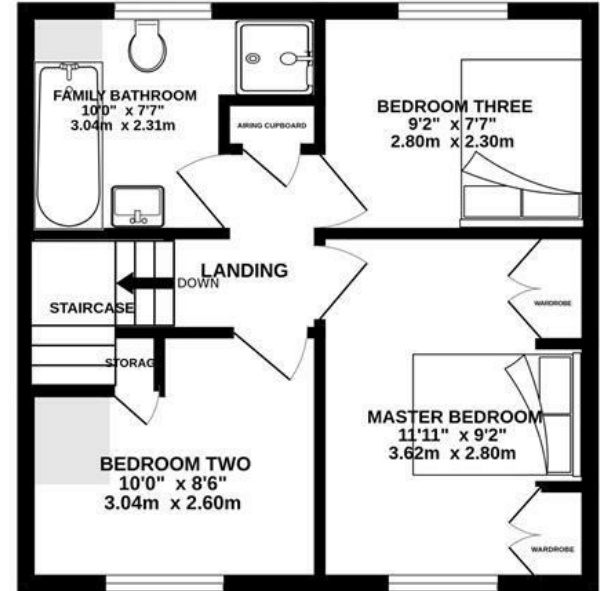


BEN ROSE

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

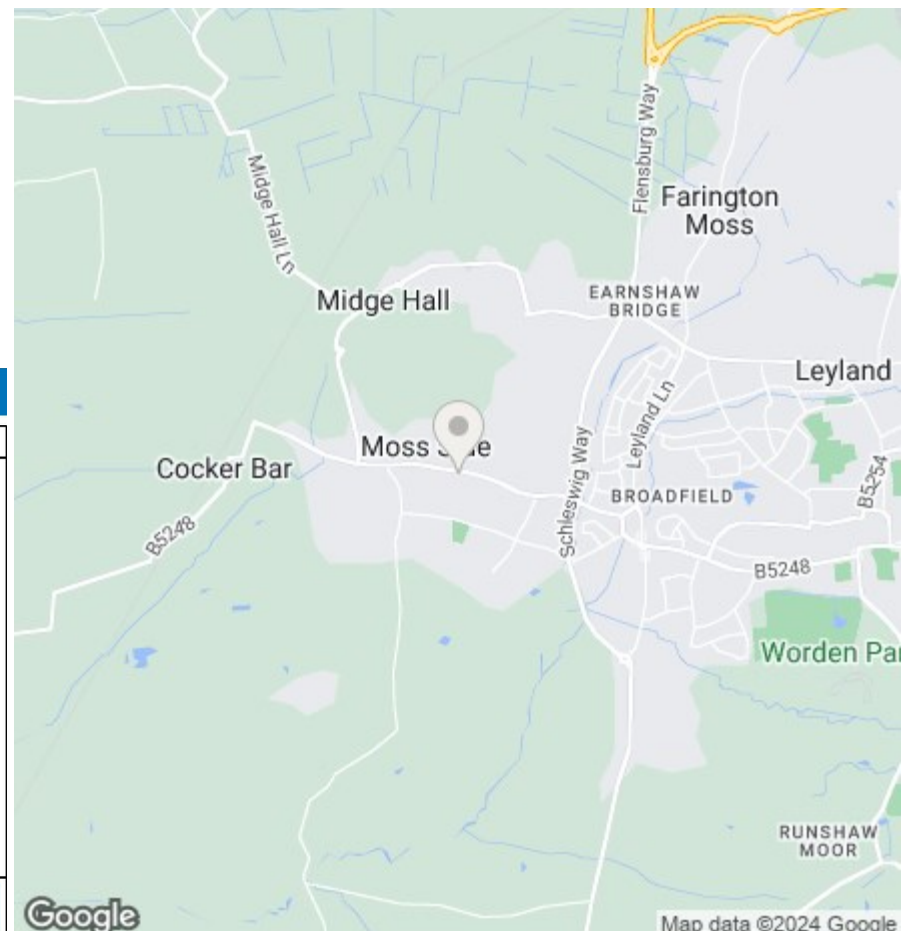


TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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.
Made with Metropix ©2023



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	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
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