



Spring Meadow, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious two-bedroom bungalow, located in the sought-after residential area of Clayton-Le-Woods, Leyland. This charming home provides easy access to both Chorley and Leyland and is conveniently close to local bus routes and nearby amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall that provides access to the majority of the home's rooms. This inviting space includes a convenient wet-room and leads to the dining area at the rear, offering ample room for a large family dining table. Adjacent is the recently fitted kitchen, featuring modern wall and base units with complementary work surfaces and new appliances, including an integrated oven and hob, with additional space for freestanding appliances. Returning through the hall, you will find the main lounge, generously spacious and featuring a brand-new gas fire, with access to the garden through sliding patio doors. On the opposite side of the home, a second reception room offers a versatile space as a second lounge, games room, or office, with a convenient storage room located just off it. Continuing through the home, you will discover two generously sized bedrooms and the modern four-piece family bathroom.

Externally, the front of the property is beautifully presented with a paved driveway providing off-road parking for multiple vehicles. To the rear, a lovely secluded garden space features a low-maintenance artificial lawn and flagged patio area.



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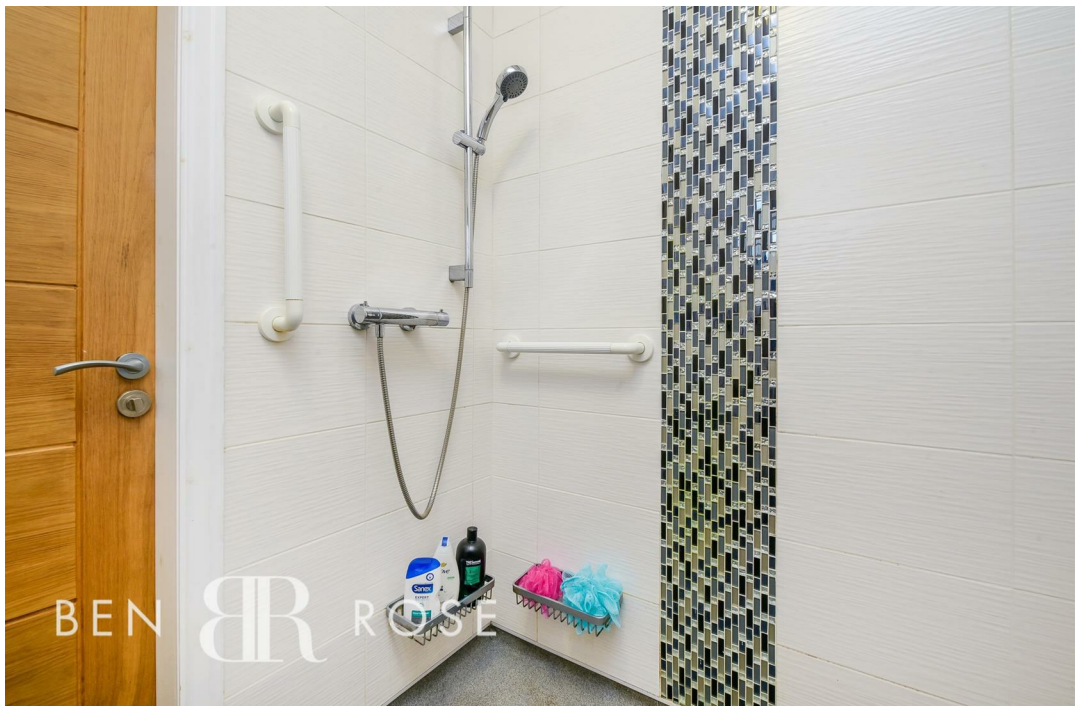
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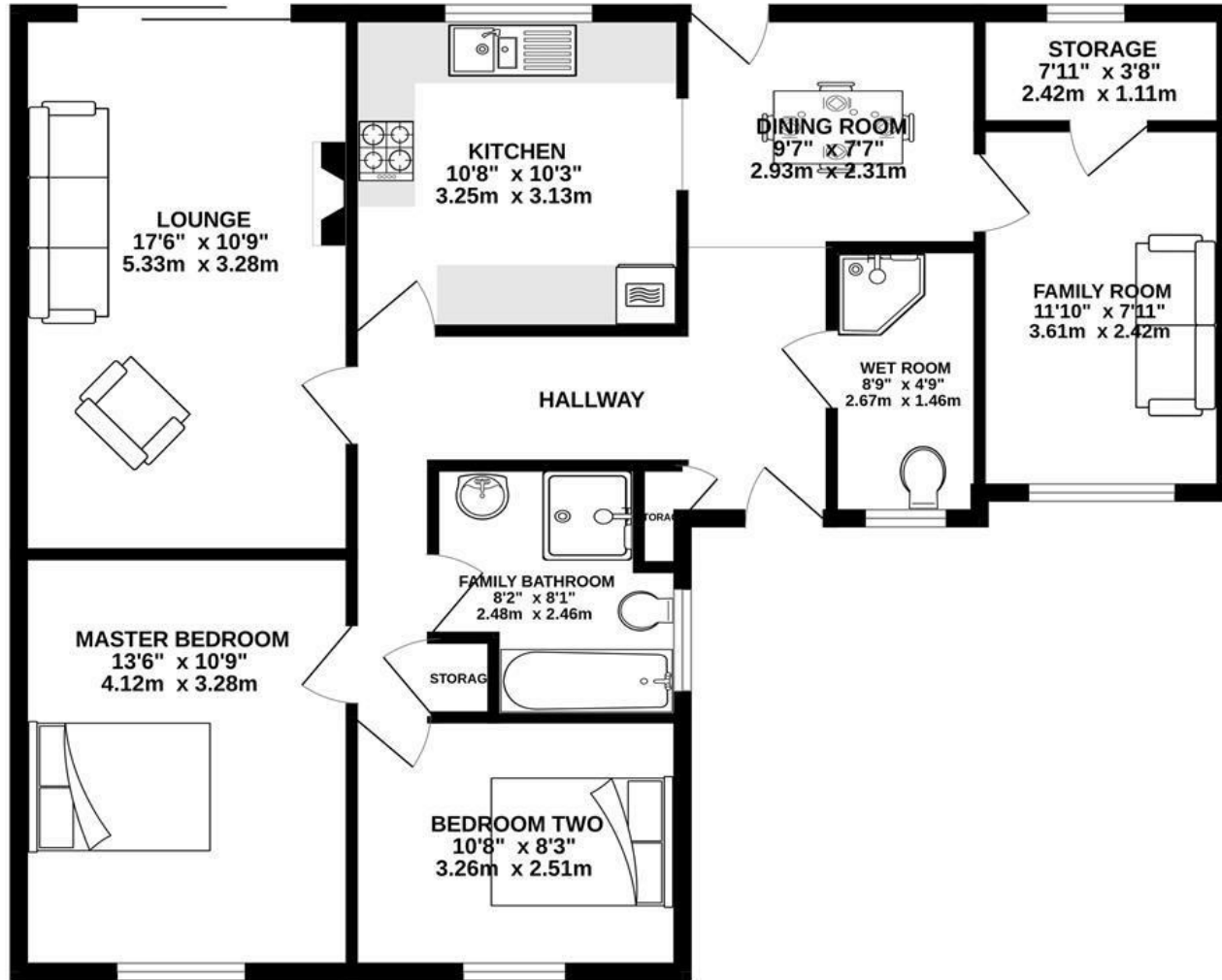








GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	