



## Chiltern Meadow, Leyland

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, refurbished, two bedroom, detached bungalow on a quiet cul-de-sac Leyland. This would be an ideal property for a first time buyer looking to get onto the property ladder. The property is situated only a short drive into Leyland town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall, where access to the majority of rooms can be found. To the left you'll find bedrooms one and two, both are large enough to comfortably fit double beds.

Next you'll find the newly fitted three piece family bathroom with bath and over bath shower.

Continuing through you'll reach the living room. This room is of a good size, and receives ample light from the front and side of the home. Access to the kitchen can be found here via a single door.

The modern kitchen provides ample worktops and plenty of room for freestanding appliances to be fitted long with indoor access to the garden.

Externally, to the front of the property is a generously sized driveway for for multiple cars leading to the single garage and outdoor garden access. To the rear is a large tiered garden, primarily flagged throughout. Offering plenty of potential there is an abundance of space for any outdoor seating or storage needs.

The room dimensions of all our properties can be found on the floor plan.





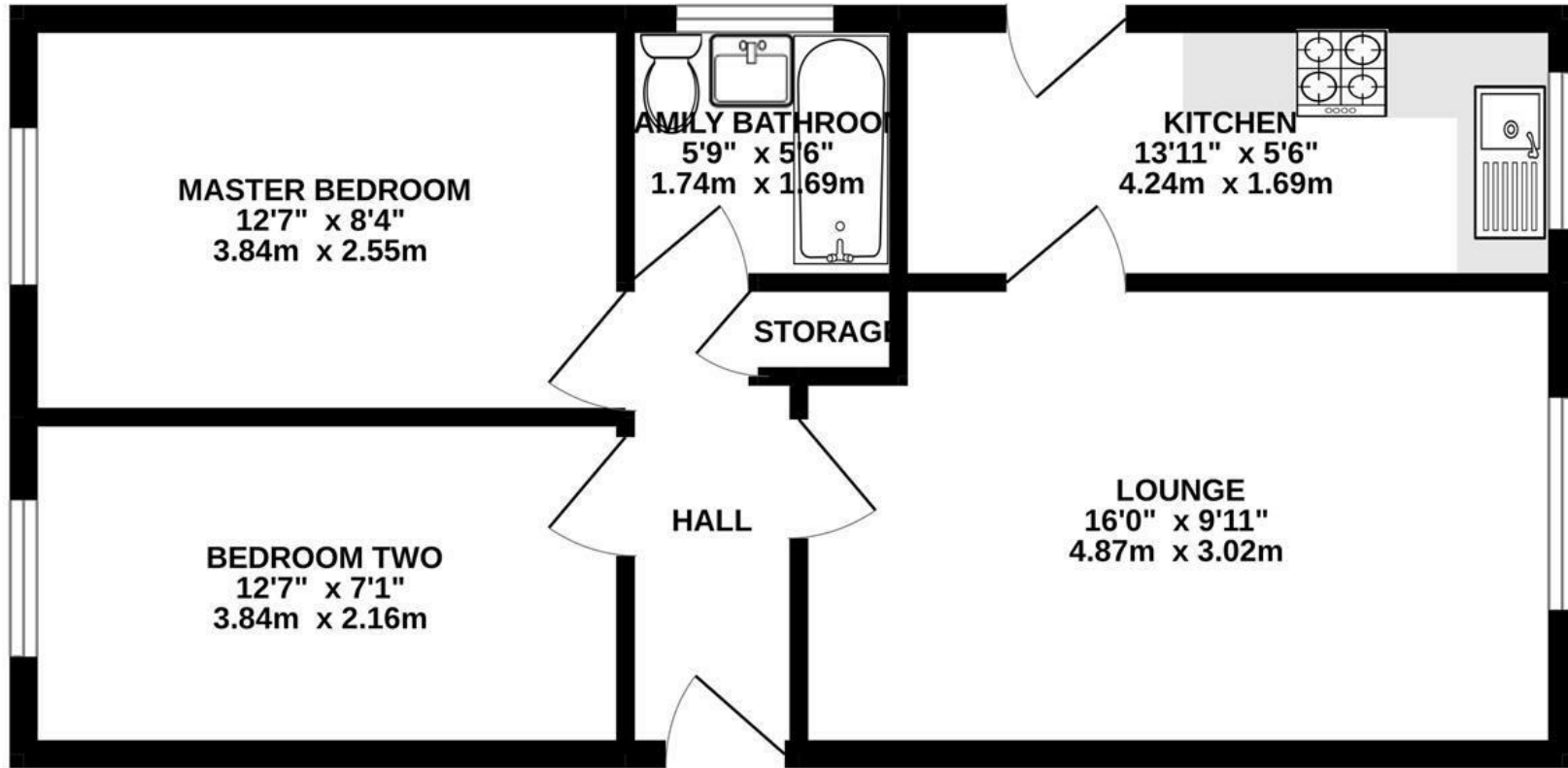








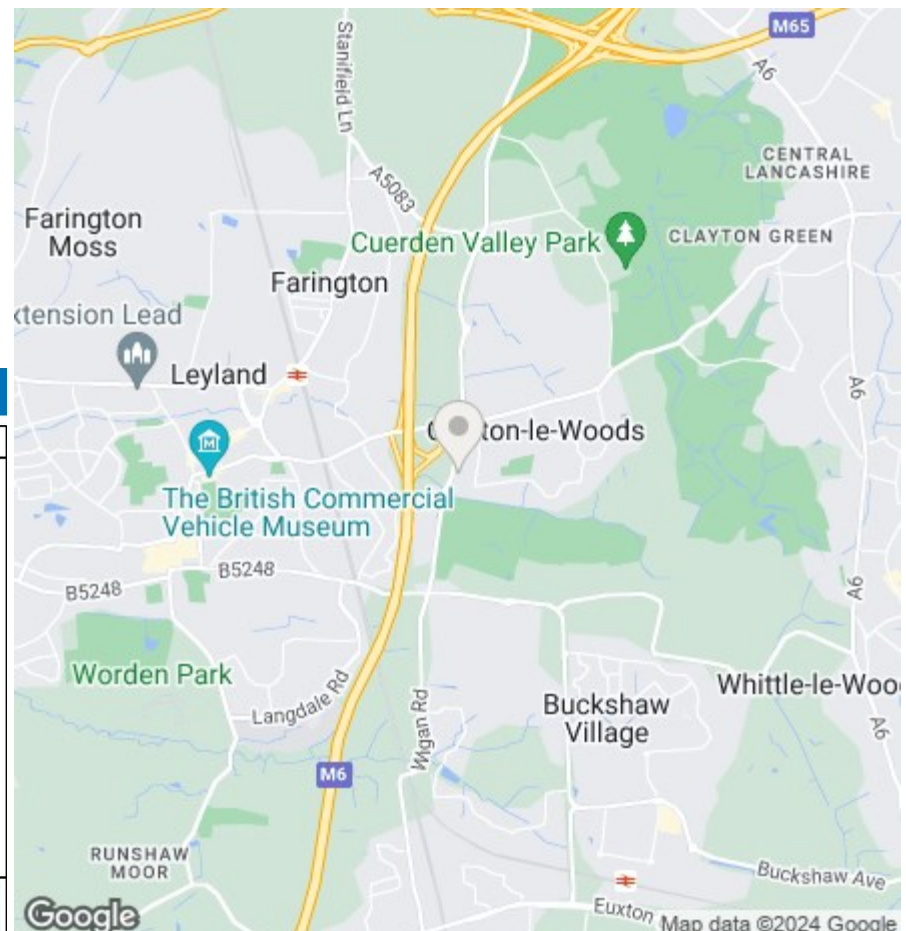
## GROUND FLOOR 498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.2 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	