



Bolton Meadow, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached property situated on a quiet estate on the outskirts of Leyland. Only a short drive to the town center offering excellent shops and amenities. There is also easy access to Preston City Centre via nearby travel links as well as the M6 motorways. This property is Ideal for small families and couples looking to move into the area.

The entrance to the property briefly comprises of a entrance hall with housing a convenient downstairs WC .Moving into entrance hall you will have access to the rest of the ground floor rooms. To the right is the spacious, well-proportioned lounge that is highlighted by a large bay window, allowing ample natural light to fill the space as well as a fireplace. Towards the rear, the kitchen offers an abundance of wall and base units, integrated appliances including an oven hob and fridge freezer. Also to the rear is the family dining room that provides space for a large 8 person dining table and provides seamless access to the garden via double doors. Completing the ground floor is the garage that is accessed via the kitchen.

Moving upstairs, the first floor houses three well-sized bedrooms, perfect for a small family. Bedroom Two boasts integrated storage offering extra convenience as well as the master bedroom hosting its own ensuite. The landing provides access to the family bathroom and completes this floor with a three-piece suite that includes an over-the-bath shower.

Externally, the property offers a driveway allowing off the road parking. The rear garden features a mix of patio and lawned area. This cosy, well finished family home is an ideal choice for anyone looking to settle in a desirable location.







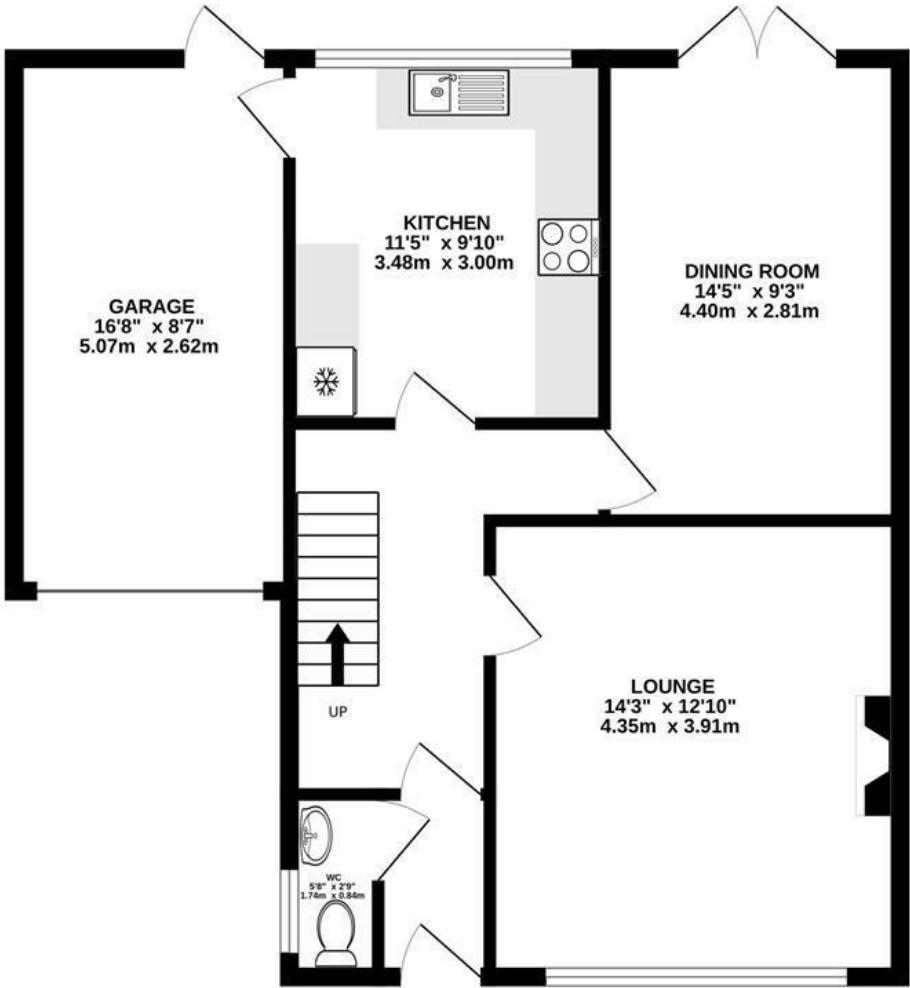




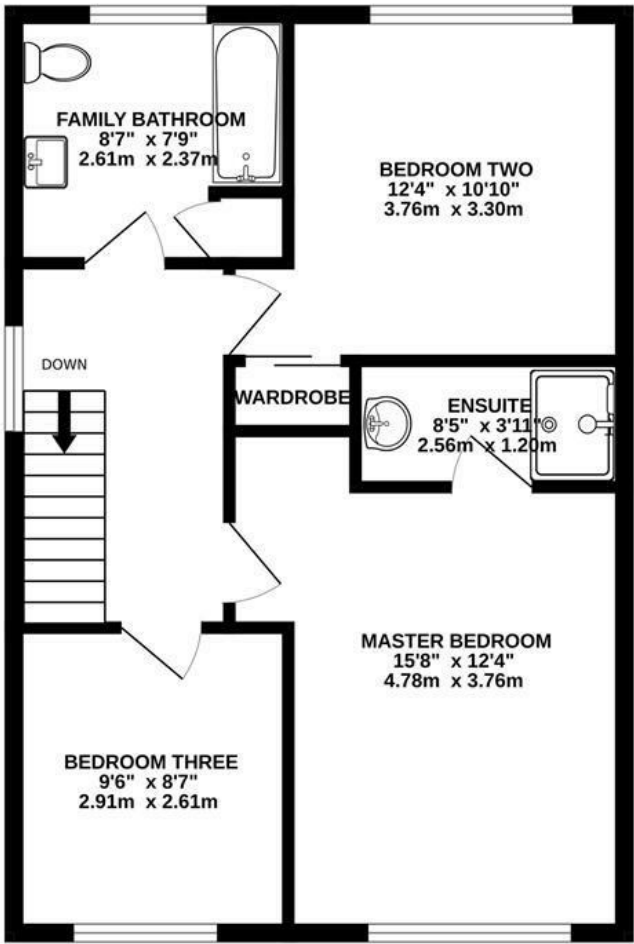


BEN ROSE

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.




TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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	<div>69</div>	<div>82</div>
(81-91) B		
(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		
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