

HOME  TRUTHS

Cunnery Meadow, Leyland

PR25 5RN

 £245,000





Spacious, detached, true bungalow on a quiet cul de sac with wildlife area to the front, three bedrooms and low maintenance gardens. In need of some refurbishment this property has plenty of potential, just under 900 square feet of accommodation and is available with no upward [chain.To](#) the front the paved driveway can accommodate several vehicles and leads past the garden to the main entrance. Step into the dining kitchen comprising a range of wall and base units and space, power and plumbing for appliances including the Ideal combi boiler. Leading off, the living room has wood laminate flooring and gas fire in hearth with views over to the wildlife area. An internal hallway gives access to the loft and to the bedrooms one of which opens to the large conservatory. The bathroom comprises bath, wc, wash hand basin, mixer shower in cubicle and fully tiled elevations and flooring. Externally, the west facing low maintenance garden has two terraces and paved and gravelled areas. Close to village and town amenities, the delightful Cuerden Valley Park and primary transport routes there is much to offer.





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Council Tax band: C

Tenure: Freehold

- Detached true bungalow
- Three bedrooms
- Large conservatory
- In need of refurbishment
- Cul de sac location



HOME  TRUTHS

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**Approximate total area<sup>(1)</sup>**  
885.54 ft<sup>2</sup>  
82.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**