BEN ROSE

Cunnery Meadow, Leyland

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom detached bungalow, occupying a desirable position within a popular residential area of Leyland. Beautifully maintained throughout, this spacious home offers comfortable single-storey living, making it an excellent choice for retirees or those looking to downsize without compromising on space. The property enjoys a convenient location close to a wide range of local amenities, including supermarkets, independent shops, cafés, healthcare facilities and leisure amenities, with Leyland town centre just a short distance away. Excellent transport links are also within easy reach, including Leyland Railway Station providing direct services to Preston, Manchester and Liverpool, regular bus routes, and convenient access to the M6, M61 and M65 motorways, allowing for straightforward travel across the North West.

Stepping through the front door, you are welcomed into the entrance hall, which provides access to all principal rooms within the bungalow. The well-appointed kitchen is thoughtfully designed with an excellent range of fitted cupboards, generous worktop space and integrated appliances, offering both practicality and style for everyday living. Situated at the end of the hallway is the spacious lounge, a bright and inviting room enhanced by two large windows that allow natural light to pour in throughout the day. The room also provides ample space for a dining table, creating a versatile open living and dining environment ideal for both relaxing and entertaining.

The bungalow offers two well-proportioned bedrooms, both benefitting from fitted wardrobes and useful built-in storage solutions. The principal bedroom is a generous double, whilst the second bedroom offers excellent flexibility as a guest room, hobby room or home office if desired. Completing the internal accommodation is a beautifully finished three-piece family bathroom, fitted to a high standard and providing a modern yet practical space.

Externally, the property boasts a generous driveway providing off-road parking for multiple vehicles and leading directly to the garage, offering additional storage or secure parking. A neatly maintained front lawn enhances the property's attractive kerb appeal, while to the rear you'll find a well-kept garden featuring a generous lawn, mature flower beds and paved walkways. There is also plenty of space for outdoor seating, making it an ideal setting to enjoy the warmer months. Combining spacious accommodation, attractive gardens and an excellent location close to amenities and transport links, this superb detached bungalow presents a fantastic opportunity for buyers seeking comfortable, low-maintenance living in the heart of Leyland.

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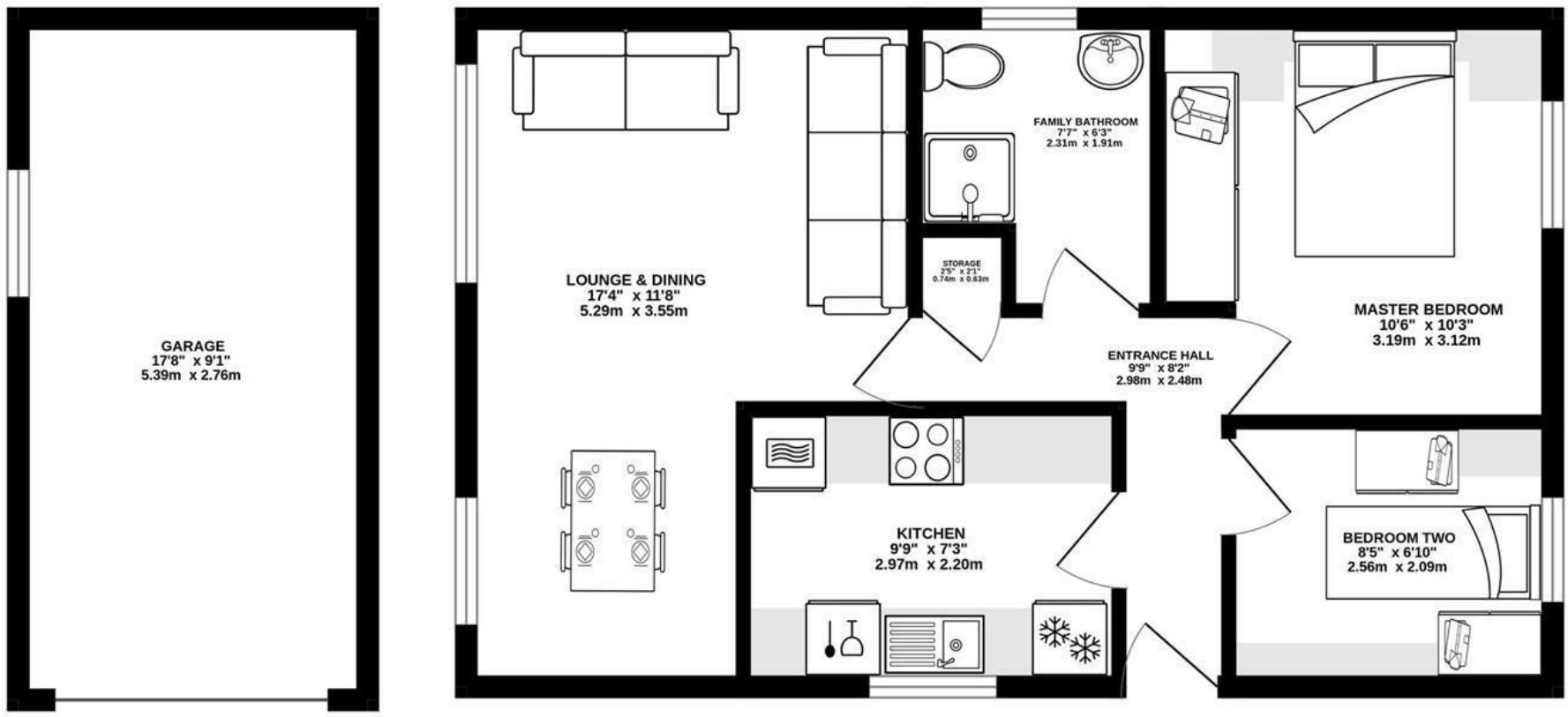
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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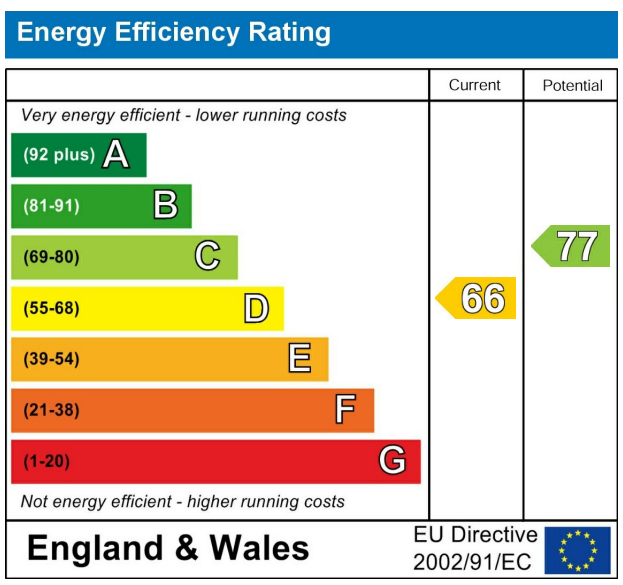
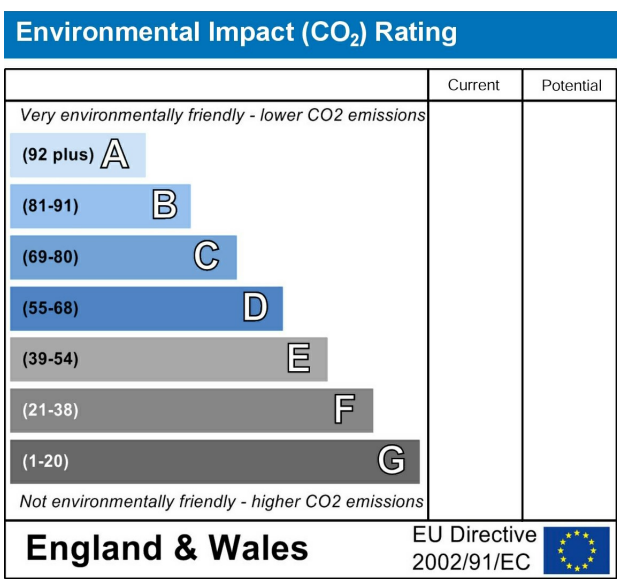
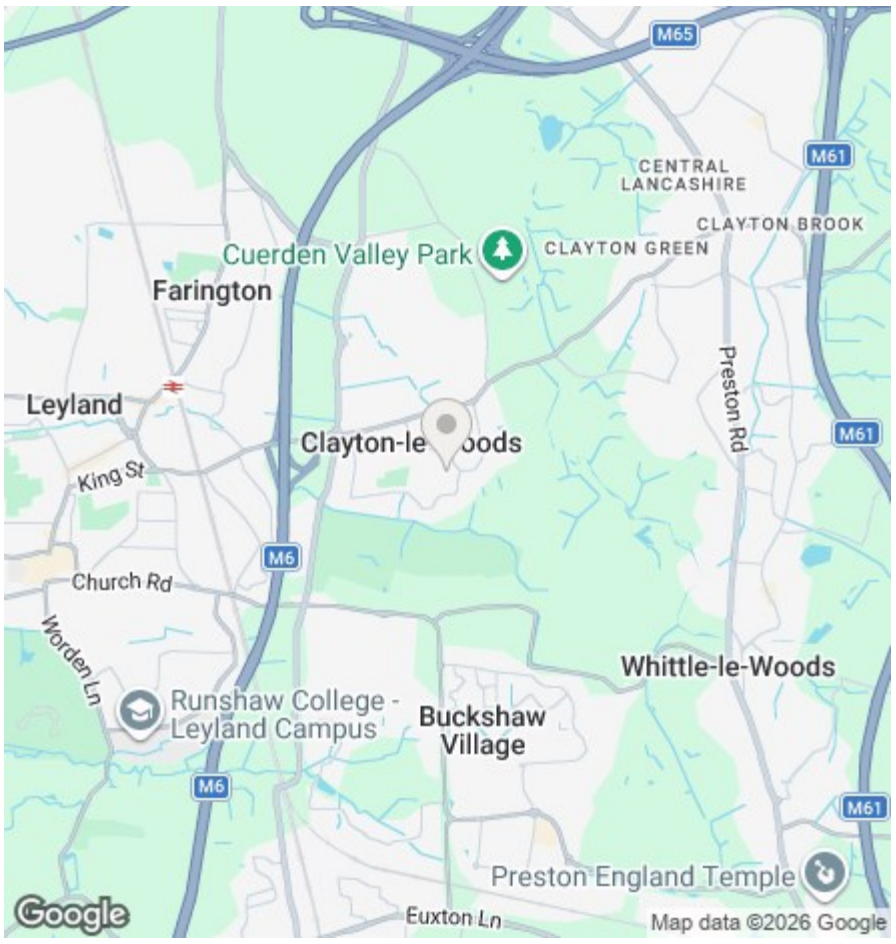
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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