



## Spring Meadow, Leyland

**Offers Over £430,000**

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious, NO CHAIN, four-bedroom bungalow, situated on an enviable plot in Clayton-Le-Woods, Chorley. This charming home offers an excellent opportunity, with light modernisation potential, yet is also move-in ready. Positioned in a sought-after location, it provides easy access to both Chorley and Leyland, and is conveniently close to local bus routes and nearby amenities.

As you step into the beautiful entrance of this property, you'll find the main hallway that gives through access to the majority of rooms. Just off here is the spacious lounge that features a captivating fireplace and seamlessly connects to the dining room, perfect for entertaining. Beyond the dining room, the bright and airy conservatory offers picturesque garden views, flooding the space with natural light. The well-appointed kitchen/diner boasts integrated appliances and ample room for a dining table, with convenient access to the garden. On the left side of the home, you'll discover five generously sized bedrooms, with the master and bedroom two enjoying ensuite bathrooms, the master ensuite being newly fitted. Additionally, a study/bedroom and utility room complete this functional living space.

Venturing further into the property, you'll continue to find a layout designed for comfortable living. The property sits on an excellent plot, accentuated by its spacious layout and thoughtful design. The driveway, with ample space for multiple vehicles, gracefully leads to the detached double garage, ensuring your parking needs are met. An added convenience, the yard space located behind the garage offers versatility and practicality.

The home's exterior is a testament to its charm. The rear garden, a beautifully presented space, offers both tranquility and seclusion. Its central laid lawn is surrounded by well-maintained greenery, creating a soothing backdrop for relaxation. Two separate patio areas provide ideal spots for outdoor gatherings or quiet moments of reprieve.

In summary, this four-bedroom bungalow in Clayton-Le-Woods presents an excellent opportunity to create your dream home. Its sought-after location, combined with its spacious layout, modernisation potential, and impeccable gardens, make it a must-see property. Don't miss out on the chance to own this remarkable gem.















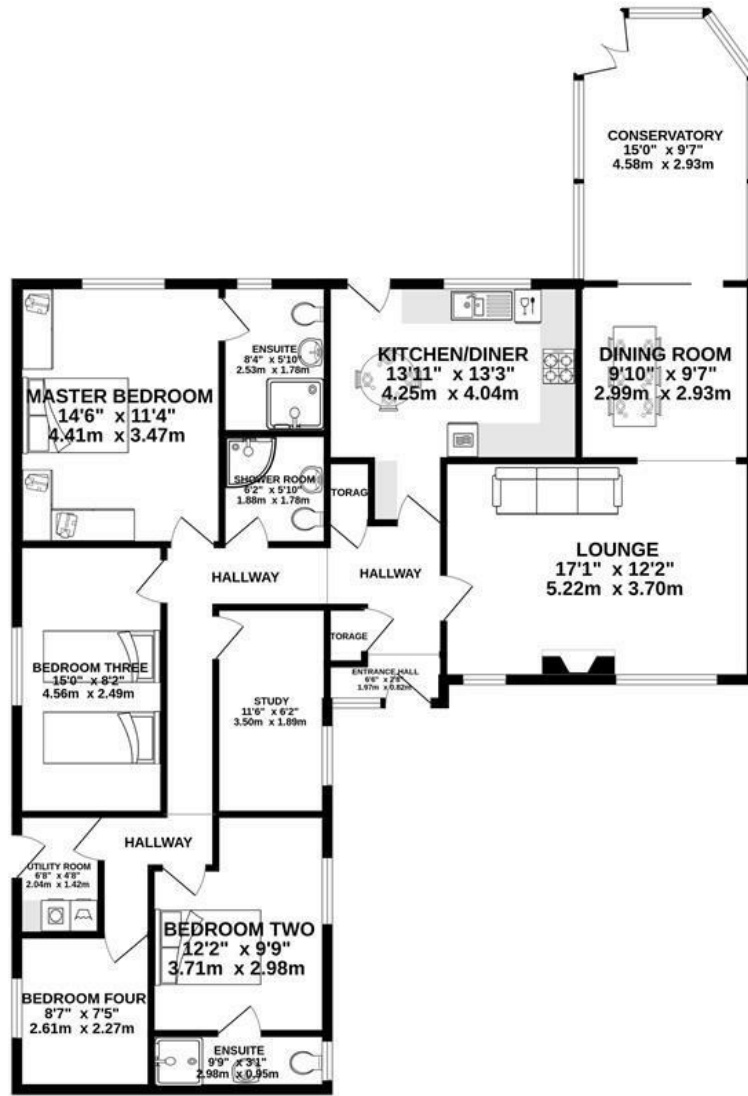






# BEN ROSE

GROUND FLOOR  
1426 sq.ft. (132.4 sq.m.) approx.

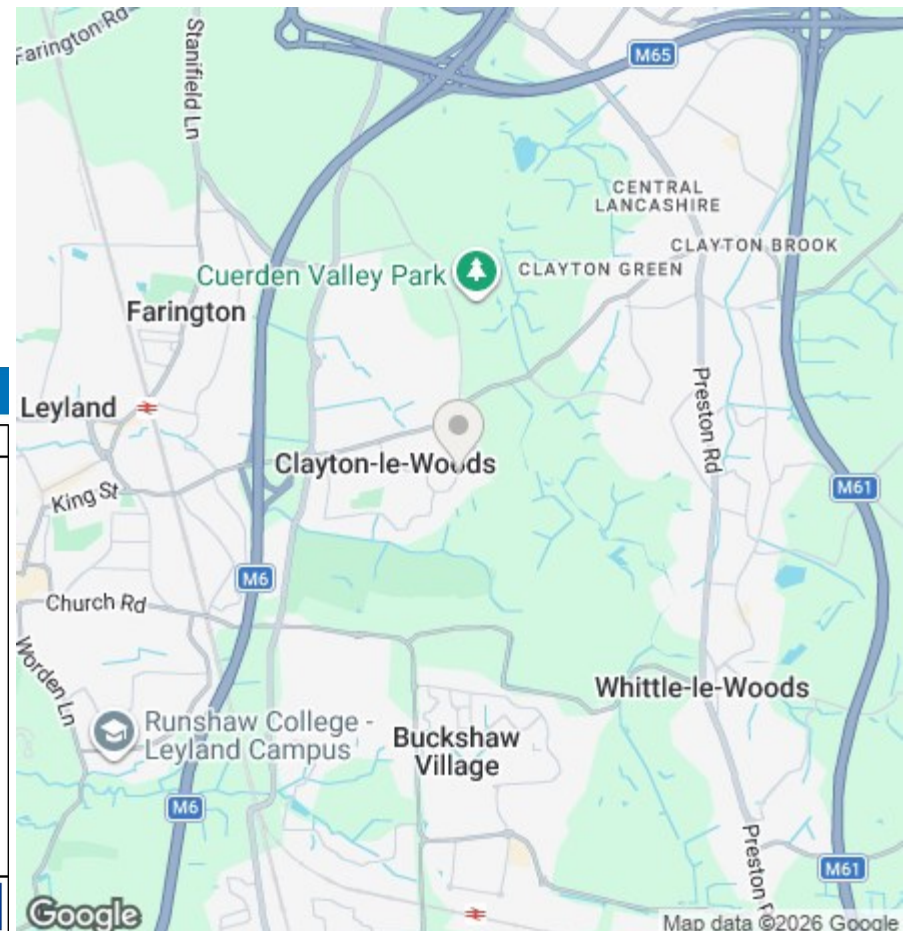


TOTAL FLOOR AREA: 1426 sq.ft. (132.4 sq.m.) approx.

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) <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 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	