



Higher Meadow, Leyland

£270,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom detached home, located in a peaceful cul-de-sac in the sought-after area of Leyland. Nestled in a family-friendly setting, this property offers modern living combined with easy access to excellent amenities. The home has undergone a full renovation throughout as well as a full side extension that was completed in 2020. It is ideally situated near local shops, highly regarded schools, and leisure facilities. The home benefits from exceptional travel links, with nearby train stations and bus routes, as well as being just a short drive from the M61 and M6 motorways, providing easy access to Preston, Chorley, and Manchester. A footpath leads directly from the cul-de-sac into Cuerden Valley Park, offering beautiful woodland walks and outdoor activities right on your doorstep.

Stepping into the ground floor, you are greeted by a welcoming entrance hall that flows into the heart of the home. The open-plan kitchen/dining room is a stunning space, with a modern kitchen boasting integrated appliances throughout and a dining area that comfortably accommodates a large family table. From here, stairs lead to the first floor. The dining room seamlessly connects to the converted family room, which is bathed in natural light and provides direct access to the garden. A cosy lounge, complete with a charming feature fireplace and additional garden access, offers the perfect space to relax. A practical utility room and a convenient WC complete the ground floor.

Moving upstairs, the first floor houses three well-proportioned double bedrooms, ideal for a growing family. The master bedroom benefits from a private ensuite for added luxury, while the second bedroom features a fitted wardrobe and additional storage. A stylish three-piece family bathroom, complete with an over-the-bath shower, serves the remaining bedrooms.

The exterior of the property is equally impressive. To the front is a neatly maintained lawn, bordered by a private pathway leading to the entrance. The driveway, located to the side of the home, provides off-road parking for up to two cars. The rear garden is a private space, offering a secluded retreat with ample seating areas, room for a shed, and even the potential for a hot tub. Perfect for entertaining or simply unwinding, this garden is a standout feature of the home.

This fantastic property is truly ready to move into, offering modern comforts, a convenient location, and a tranquil setting ideal for families.













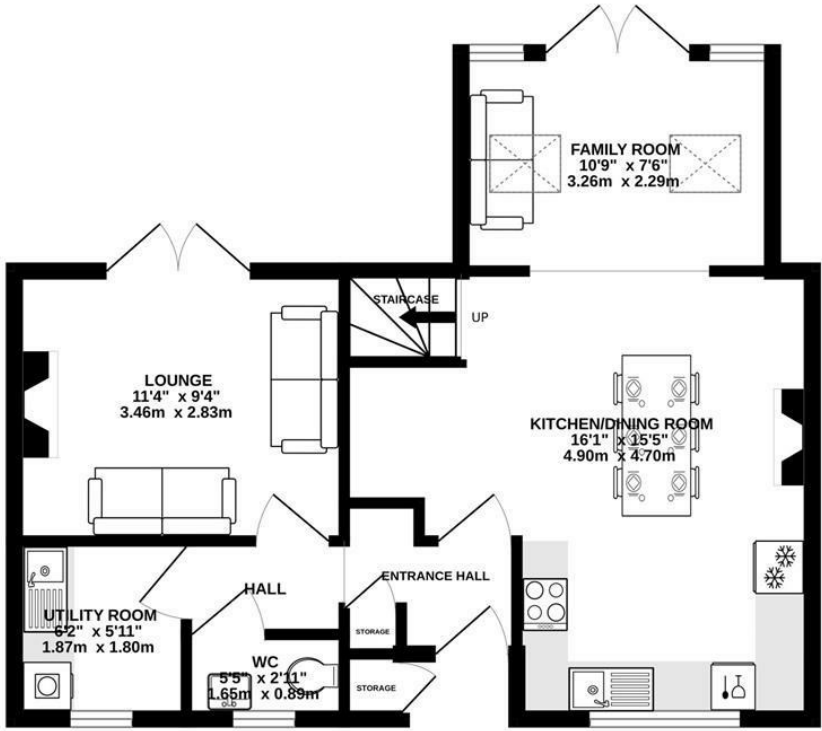




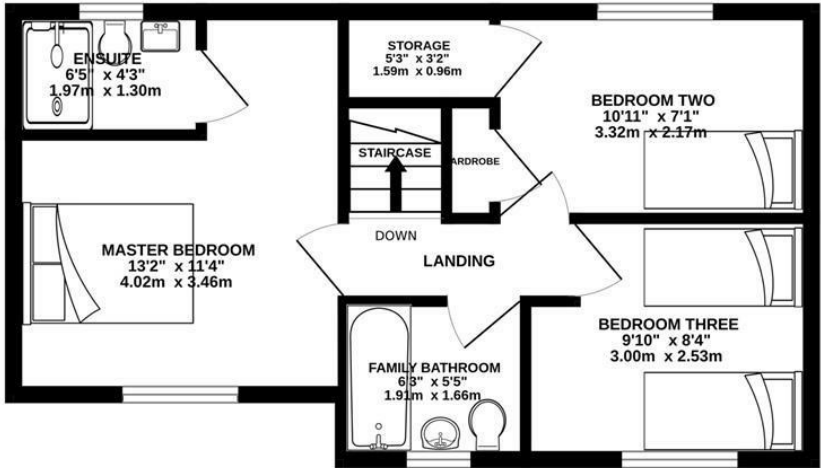


BEN ROSE

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	85
(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		
England & Wales		
EU Directive 2002/91/EC		

