



Bolton Meadow, Leyland

Offers Over £320,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated four-bedroom home, located in the highly sought-after area of Leyland, Lancashire. Perfectly suited for families, this spacious property is situated on a quiet cul-de-sac and is close to excellent local amenities, including schools, shops, and parks. With easy access to Leyland train station, frequent bus routes, and the M6 motorway nearby, the home offers fantastic connectivity to surrounding towns and cities such as Preston and Chorley.

Upon entering, you are welcomed by a bright entrance hall that leads into the main reception hall, providing access to the ground floor rooms. The spacious front lounge, featuring a lovely bay-fronted window and a feature fireplace, serves as the perfect family retreat. To the rear, you'll find a stunning open-plan kitchen/diner, newly fitted with modern integrated appliances, including dual ovens, a dishwasher, and a hob. The centrepiece is a central island with a breakfast bar, ideal for casual dining or entertaining. The dining area opens into a conservatory, which provides additional living space and overlooks the garden. Adjacent to the kitchen is a utility room, adding convenience to the ground floor layout.

Moving upstairs, the first floor offers four generously sized bedrooms. Bedrooms two and three come equipped with fitted wardrobes, maximizing storage. The family bathroom comprises a three-piece suite with an over-the-bath shower, making it ideal for a growing family.

Externally, the home boasts a driveway with space for two cars, leading to a single integrated garage. To the rear, a sizeable garden awaits, featuring a lawn and patio area, perfect for outdoor dining and family gatherings.

This renovated family home combines modern living with a prime location, making it a must-view property.





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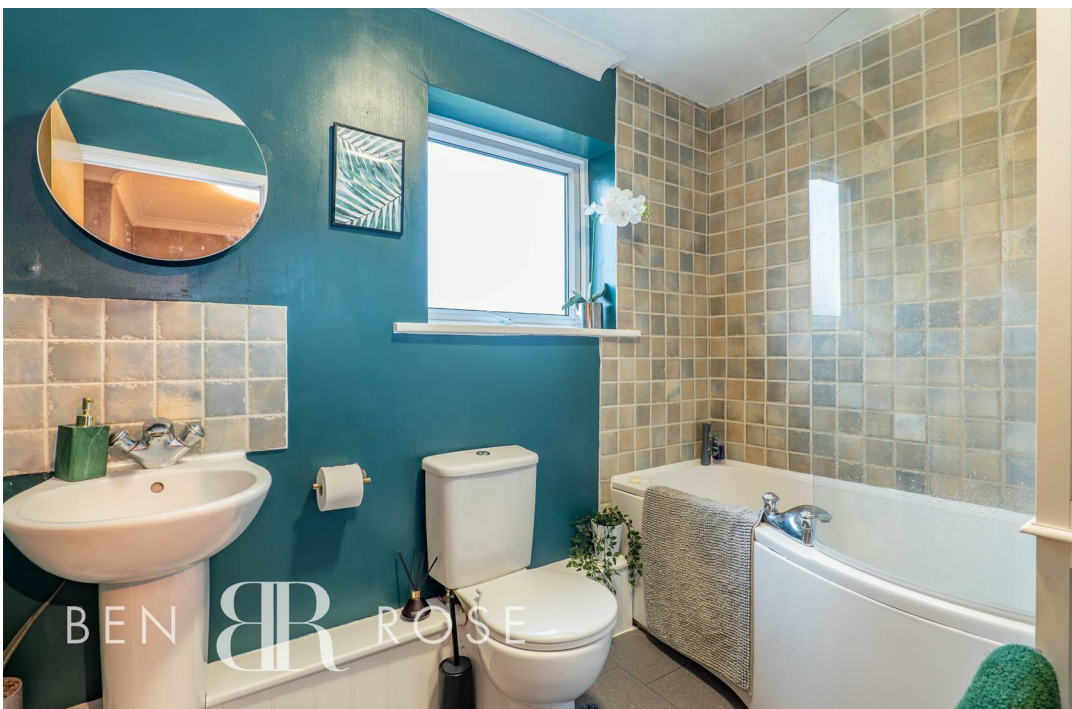
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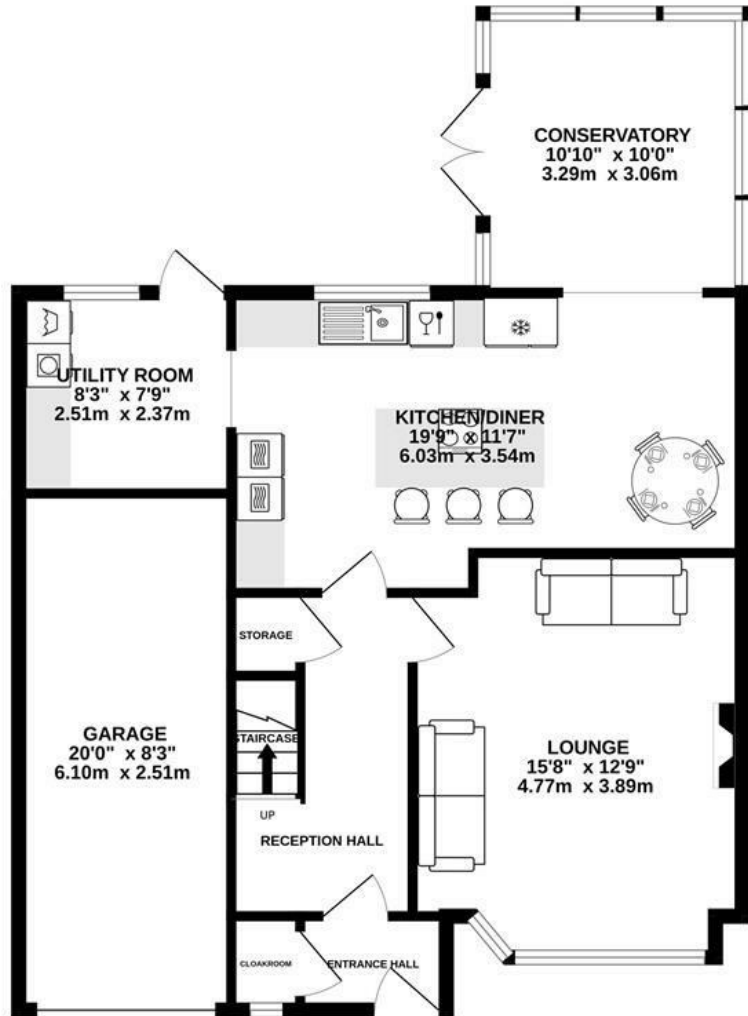




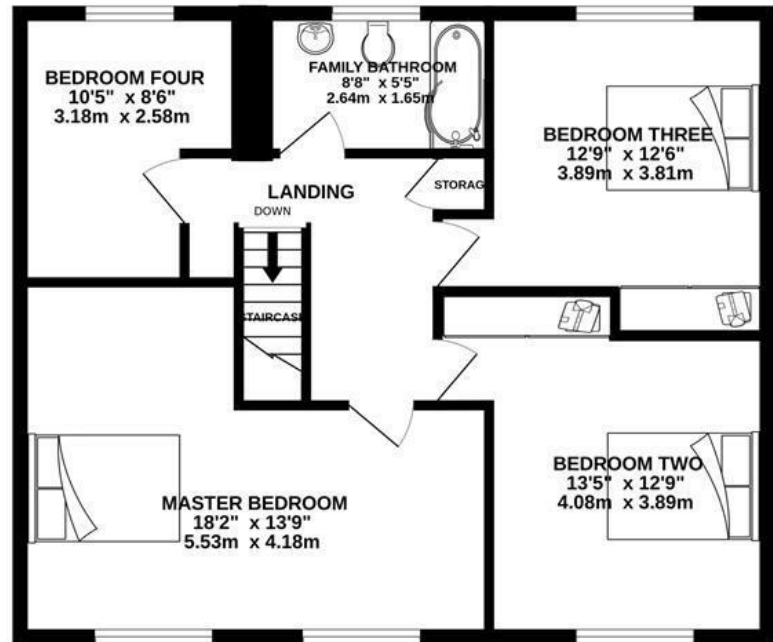




GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.

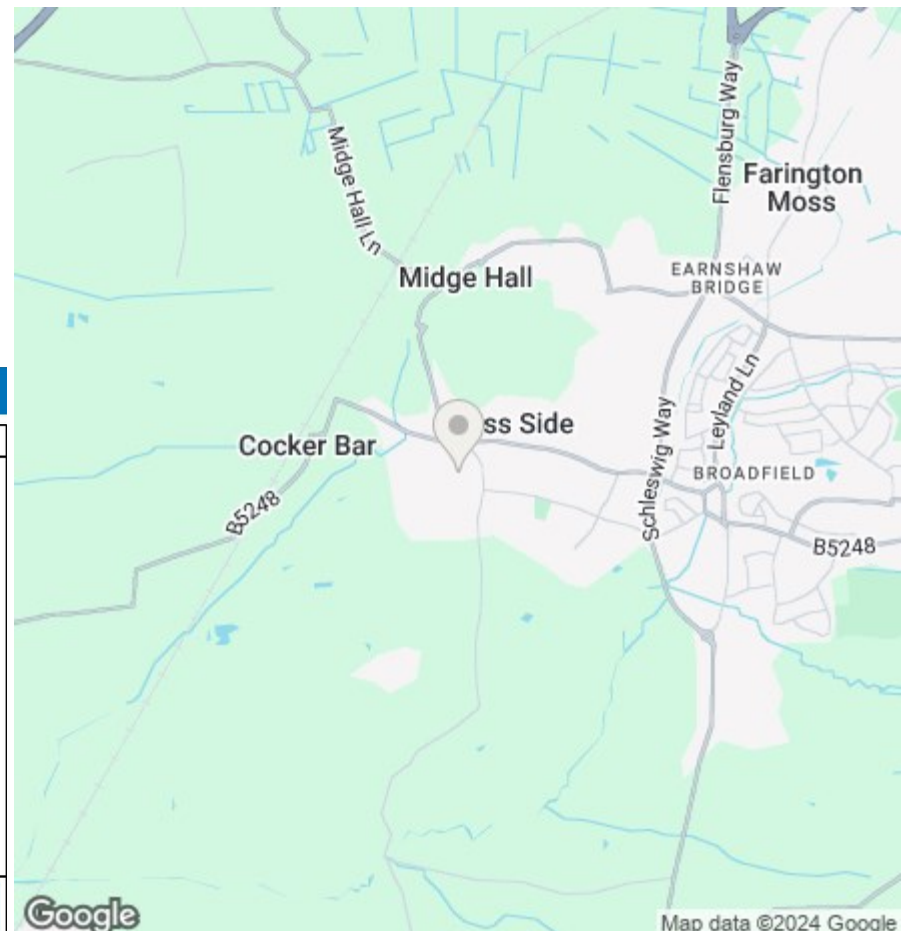


TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	