BEN ROSE



Chiltern Meadow, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this attractive two-bedroom detached bungalow, situated within a quiet cul-de-sac location in the popular town of Leyland. Offering well-proportioned accommodation throughout, a detached garage and beautifully maintained, private gardens, this property presents an excellent opportunity for those seeking comfortable single-storey living in a peaceful residential setting. The location is particularly convenient, with Leyland town centre just a short distance away, offering a range of shops, supermarkets, cafés and everyday amenities. There are also several nearby medical facilities, leisure amenities and green spaces, making the area particularly appealing for those looking to enjoy a relaxed lifestyle. For commuters and those wishing to travel further afield, Leyland railway station provides regular services towards Preston and Manchester, whilst local bus routes offer convenient connections throughout the surrounding area. The nearby M6, M61 and M65 motorway networks also provide excellent access to Preston, Chorley, Blackburn and beyond.

Entering the property through the open porch, you are welcomed into the reception hall, which provides access to the principal ground floor accommodation. To the right is the spacious lounge diner, a comfortable and inviting reception room featuring a characterful stone fireplace housing a traditional electric fire, complemented by a coved ceiling. The room enjoys plenty of natural light courtesy of its dual-aspect windows, including a generous front-facing window and an additional side-facing window. A door to the left leads through to the modern fitted kitchen, which offers a range of fitted units alongside integrated appliances, providing a practical and well-appointed space for everyday cooking. The kitchen is finished with attractive laminate plank flooring and tiled splashbacks, whilst a front-facing window allows further natural light to enter. An external door provides convenient access to the side of the property, and the combination boiler is also housed here. Returning to the hallway, the family bathroom can be found straight ahead, whilst both bedrooms are positioned to the left, offering a practical arrangement that keeps the sleeping accommodation separate from the main living areas.

The property benefits from two well-proportioned bedrooms, both enjoying pleasant rear-facing views overlooking the garden. The master bedroom provides a comfortable principal sleeping space, with the second bedroom offering excellent flexibility for visiting family, hobbies or use as a home office. Completing the internal accommodation is the family bathroom, which comprises a three-piece suite with a corner shower, complemented by tiled walls and flooring for a practical and easy-to-maintain finish. With all accommodation conveniently arranged on one level, the bungalow is particularly well suited to those seeking an accessible and manageable home without compromising on space or comfort.

Externally, to the front of the property is a paved driveway providing off-road parking for up to two vehicles, leading towards the detached garage, which offers additional storage or potential workshop space. There is also a charming paved front garden, featuring a central ornamental cherry tree set within a rectangular planted border, creating an attractive approach to the home. Gated access leads through to the rear, where the property truly benefits from a particularly secluded and private garden. Predominantly paved for ease of maintenance, this lovely outdoor space has been thoughtfully arranged around several central topiary bushes, with mature hedging to the right and rear boundaries creating a wonderful sense of privacy and greenery. Raised planted borders, further established hedges and strategically positioned topiary provide an attractive, established feel throughout. To the left-hand side, behind the garage, is an additional flagged area housing a wooden garden shed, with fenced boundaries and further mature hedging beyond. Overall, this is a fantastic opportunity to acquire a well-maintained detached bungalow in a peaceful and desirable setting, offering comfortable single-storey accommodation, excellent parking and beautifully secluded gardens, making it an ideal choice for couples looking to enjoy a quieter pace of life whilst remaining within easy reach of everyday amenities and transport connections.

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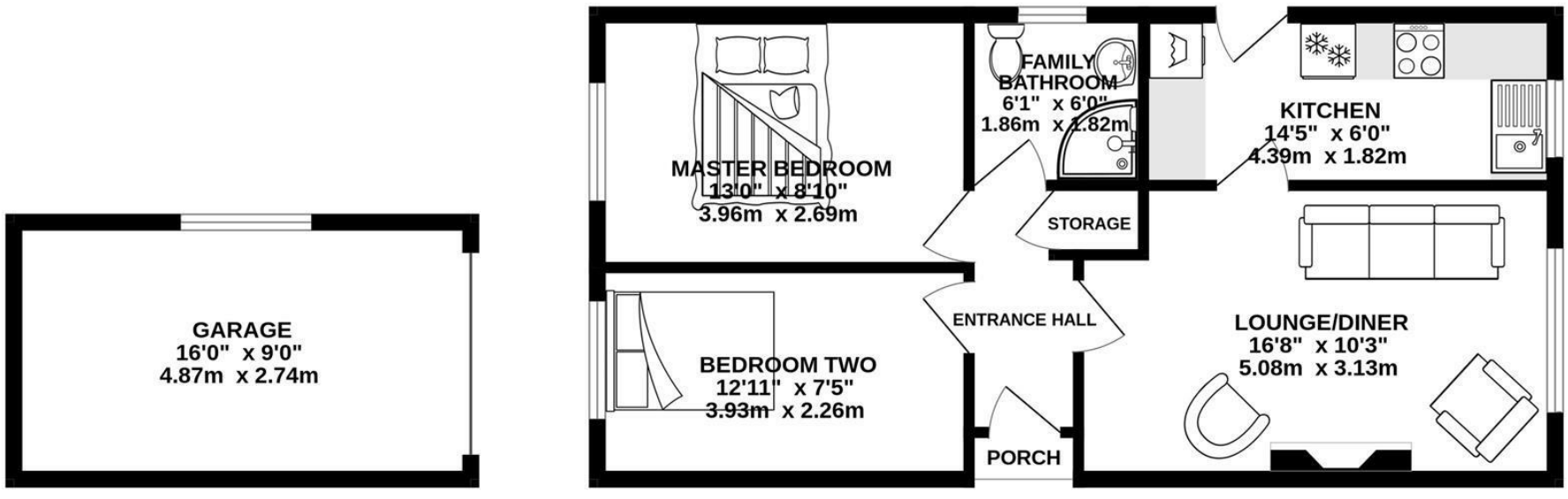




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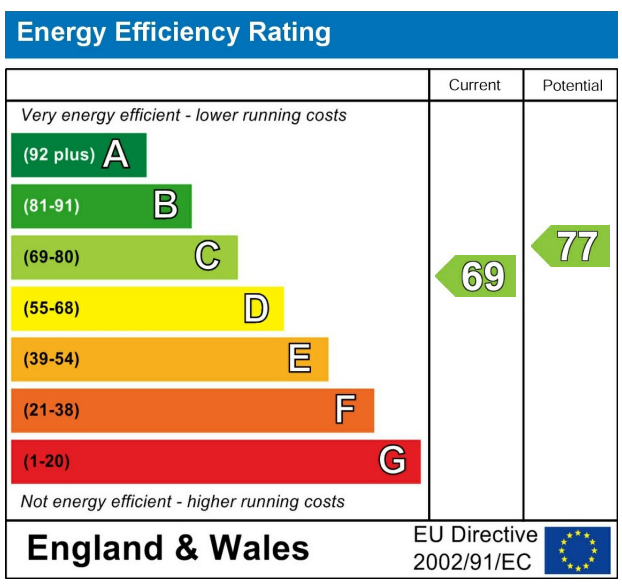
GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

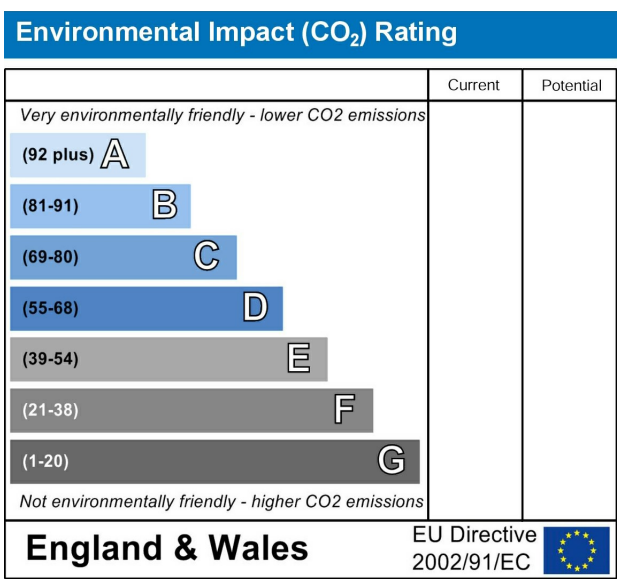


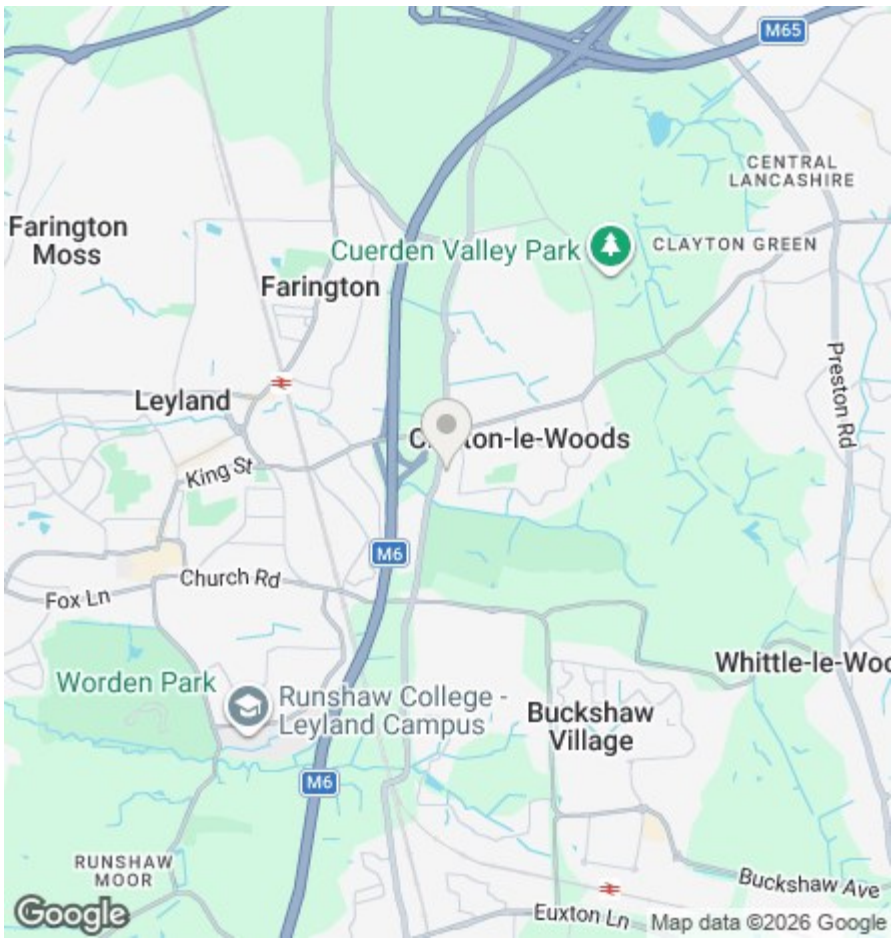
TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.

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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