



Higher Meadow, Leyland

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to the market this spacious two bedroom detached property in a scenic location at the bottom of a quiet cul-de-sac facing Leyland Golf Course, which is on a very private plot on the estate. The property has been refurbished to an extremely high standard- benefiting from a full rewiring, new plumbing, newly fitted boiler, newly fitted kitchen with fully integrated appliances. With only a small aspect of the property left to update, and the versatility of the living space on offer, this would make an ideal family home. The property is ideally placed only a few minutes drive into Leyland town centre and its superb local schools, shops and amenities. There are also fantastic travel links via the local bus and train routes and the nearby M6 and M61 motorways.

Internally, the property briefly comprises of a spacious living room with a large front-facing window letting ample light into the property as well as an integrated storage point. This then leads through to the modern kitchen/diner where you'll find integral wall and base units, stylish wooden worktops, brand new integrated oven, hob, fridge, freezer and washer, and space for a large family dining table. The kitchen also has external double door access to the rear garden.

Moving upstairs, you'll find two spacious double bedrooms with the master benefitting from an integrated storage point. You will also find the all-white three piece family bathroom on this floor with a unique corner bathtub and overhead shower.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading to a single detached garage which benefits from power throughout. To the rear is a lovely secluded garden area with a lengthy laid lawn and space for potted plants/shrubberies and shed storage. You will also find a convenient electric power point.



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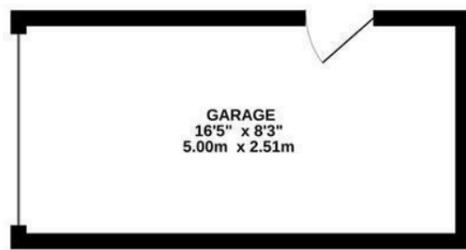
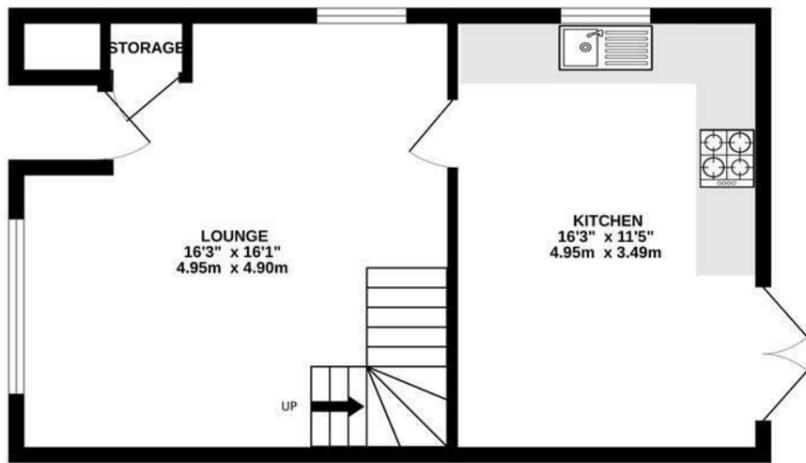
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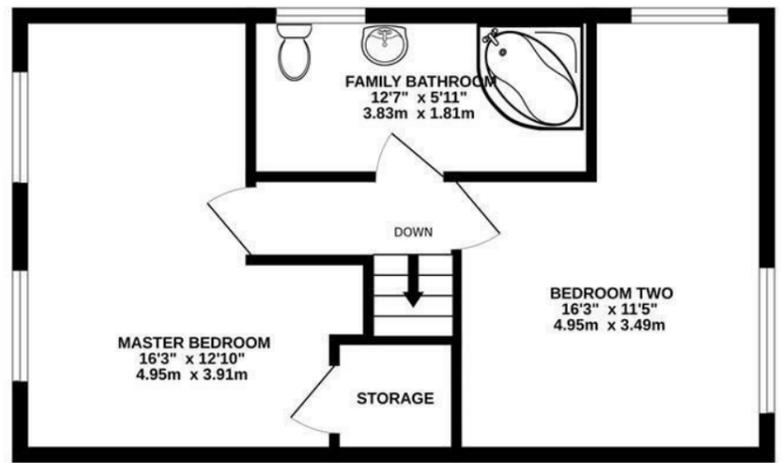


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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.

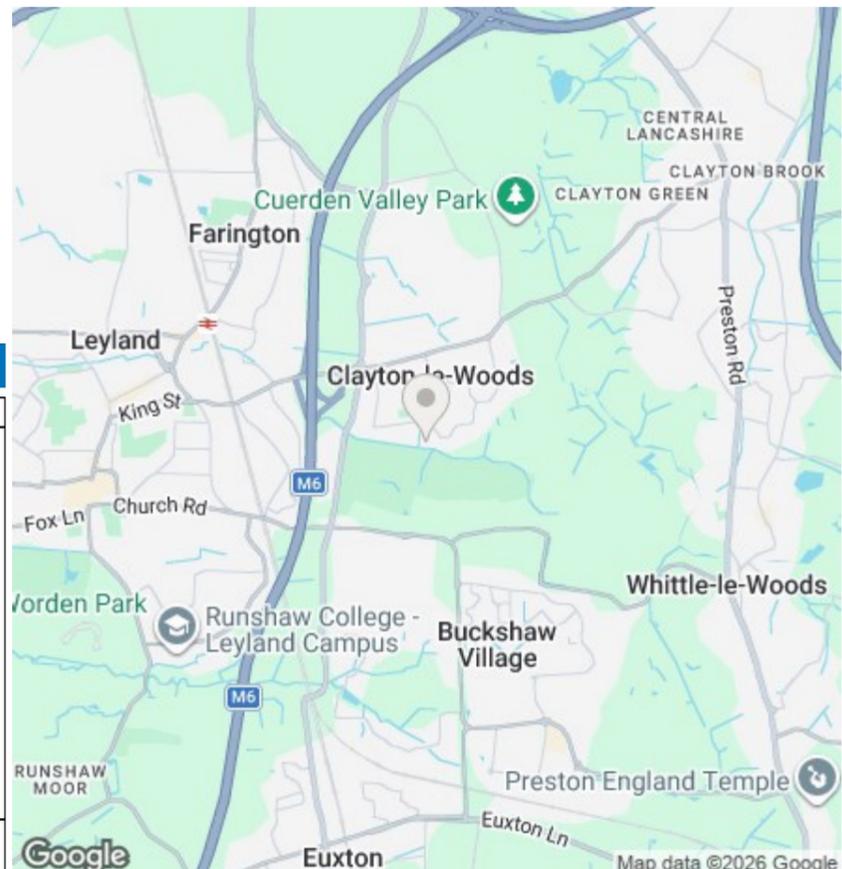


TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	