



Cunnery Meadow

Leyland, PR25 5RN

PRICE OFFERS IN EXCESS OF £295,000



Beautifully presented four bedroom detached property on a corner plot in a popular residential area, close to schools, Cuerden Valley Park and primary transport routes. Available with no upward chain. To the front, the block paved driveway can accommodate several vehicles and leads past mature planting to the main entrance. Step into the entrance hallway and from there to the spacious reception room which runs the full depth of the property with wall mounted remote control electric fire and tilt and turn patio door to the rear garden. Leading off is the heart of the house with kitchen comprising a range of wall and base units topped with walnut work surfaces, plinth lighting, integrated ceramic hob with chimney extractor hood over, electric oven and grill and space, power and plumbing for other appliances. The sun room makes a perfect dining area overlooking the garden, and there is a separate utility room with cloakroom comprising wash hand basin and wc. Completing the ground floor is the home office which also has space, power and plumbing, and a storage area. Externally, the delightful and private, south facing rear garden has three seating areas, lazy lawn, hard standing for a shed and is beautifully planted including acer, camellia, fuchsia, choisya sundance and bridal wreath. External lighting means that you can use this wonderful space well into the evening. To the first floor the landing has access to the part boarded loft with ladder and light. Bedroom one has dressing room leading to the en suite comprising walk in cubicle with electric shower, tiled flooring and elevations, designer wash hand basin, wc and ladder heated towel rail. Bedrooms two and three are additional doubles with bedroom four a single. The elegant family bathroom comprises bath with screen and shower over, wc, ladder heated towel rail and wash hand basin. Double glazed, alarmed and with over 1200 square feet of accommodation this is a lovely place to call home. Do get in touch to arrange a viewing and make it yours. Council tax C, EPC C, Freehold



- Lovely detached property
- Four bedrooms
- Delightful gardens to the rear

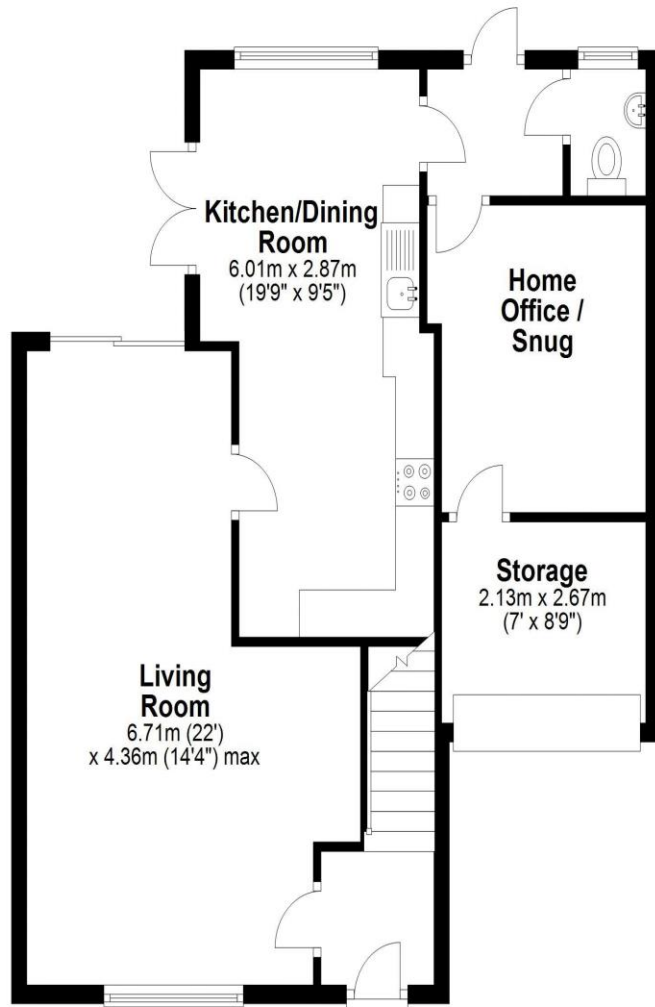
- Easy access to Cuerden Valley Park
- Video tour
- No upward chain

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Email: office@hometruthslancs.co.uk

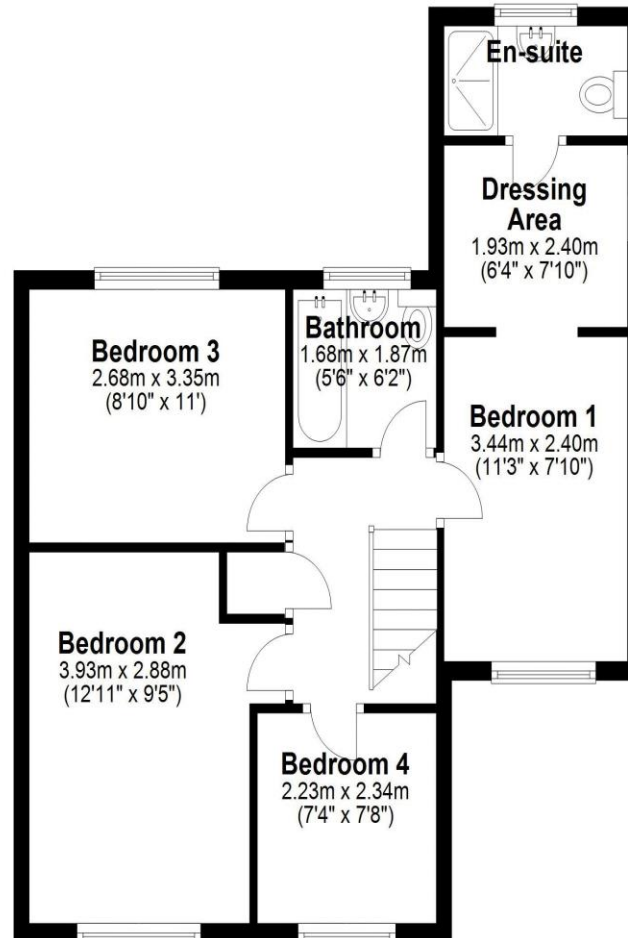
Ground Floor

Approx. 63.8 sq. metres (686.8 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



Total area: approx. 116.0 sq. metres (1248.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Cunnery 514 no



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