

HOME  TRUTHS

Higher Meadow, Leyland

PR25 5RJ







Very spacious, extended four bedroom detached property on a quiet cul de sac in a sought after residential area. With over 1400 square feet of flowing accommodation this family home is available with no upward chain.

Step into the entrance hallway with cloakroom off comprising wc and wash hand basin on vanity. To the right is the living room with double doors opening to the garden room to the rear. Leading off is the dining room with serving hatch, as a nod to the fashion at the time, and from there head to the utility room. Completing the ground floor accommodation is the dining kitchen comprising a range of wall and base units with bench seating and space, power and plumbing for appliances, and reception four which would make an excellent snug, study or home office.

Step outside into the delightful low maintenance rear garden with upper and lower terraces, lazy lawn bordered by abundant borders, raised beds and summerhouse. The detached garage is to the side with additional parking for two vehicles.

Back inside, stairs lead to the first floor landing with three double bedrooms and a comfortable single. The family bathroom comprises linen cupboard, electric shower in cubicle, wc and wash hand basin in vanity.

Within easy reach of town centres and primary transport routes and with revenue generating PV cells this is a first class place to call home.





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended detached property
- Cul de sac location
- Four bedrooms
- Four reception rooms
- Virtual tour
- No upward chain



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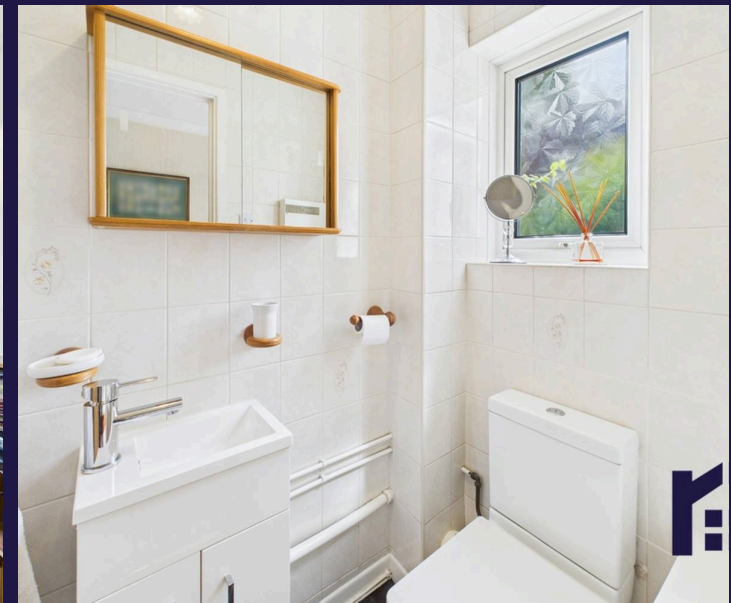
Eccleston Branch

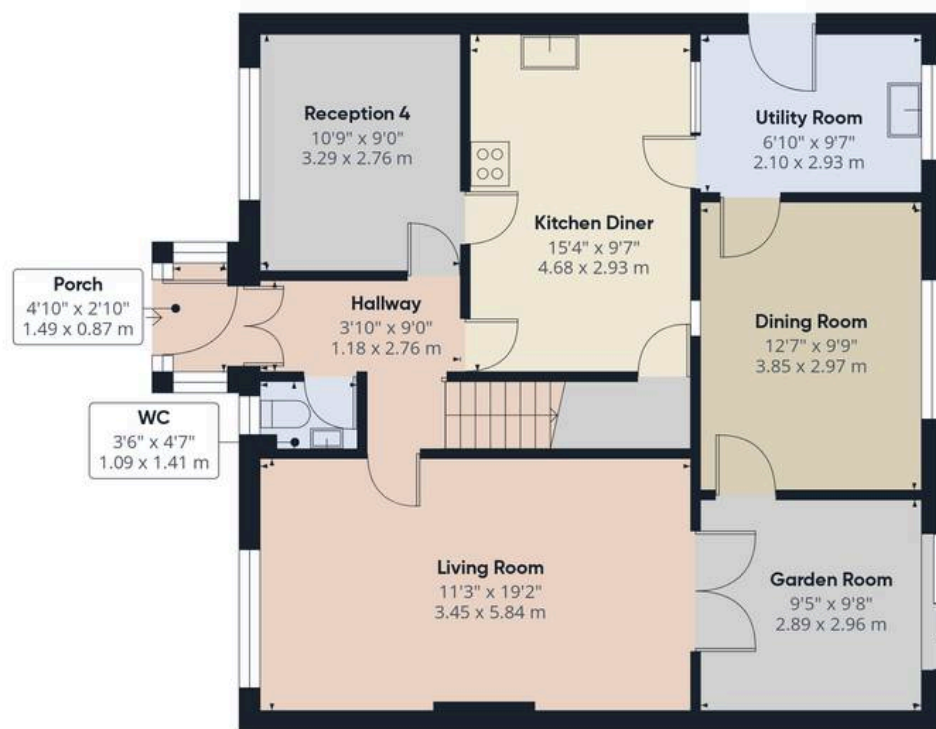
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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>1410 ft<sup>2</sup>130.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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