

# GUILDHALL

SALES & LETTINGS



## 198 Spring Meadow

, Leyland, PR25 5PQ

Offers Over £375,000



**\*\*AN ENVIABLE, INDIVIDUALLY DESIGNED THREE BEDROOMED DETACHED BUNGALOW IN A WELL SOUGHT AFTER AREA\*\***

Guildhall Sales and Lettings are delighted to introduce this immaculately presented, three bedroomed detached true bungalow to the market! Situated on a popular development within the well sought after area of Leyland, located within close proximity to Cuerden Valley Park, local amenities, popular commuter links (M6, M61 and the M65, all within 5 minutes distance), and reputable schools, this property is ideally suited for a growing family and is not to be missed!

Boasting spacious accommodation throughout offering ample space for comfortable living, this property internally comprises of a contemporary fitted kitchen, conservatory, three piece family bathroom suite, open plan reception and dining area and three bedrooms with the main bedroom housing fitted wardrobes and boasting access to the en suite shower room.

Externally to the rear of the property is a well maintained enclosed laid to lawn garden with a stone chipped boarder, raised planted bedding areas and a patio seating area - a tranquil outdoor space, perfect for





Ground Floor

Entrance Vestibule

Dining Room 16'0 x 12'0 (4.88m x 3.66m)

Kitchen 13'11 x 9'6 (4.24m x 2.90m)

Lounge 19'6 x 18'6 (5.94m x 5.64m)

Conservatory 23'2 x 10'8 (7.06m x 3.25m)

Bathroom 7'6 x 5'3 (2.29m x 1.60m)

Bedroom One 16'6 x 11'9 (5.03m x 3.58m)

En Suite 9'5 x 4'0 (2.87m x 1.22m)

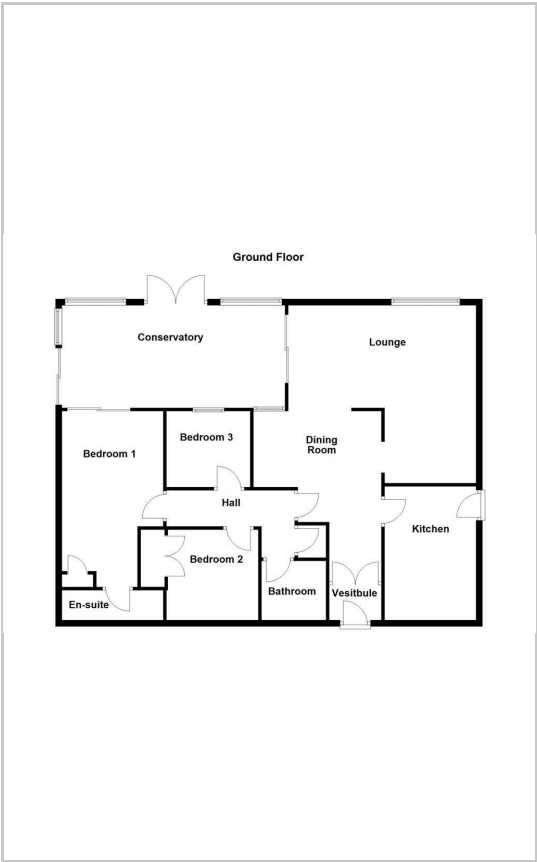
Bedroom Two 10'1 x 9'5 (3.07m x 2.87m)

Bedroom Three 8'8 x 7'11 (2.64m x 2.41m)

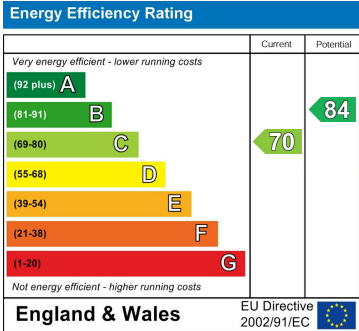
Area Map



Floor Plans



Energy Efficiency Graph



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