



Brickfield Place, Leyland

Offers Over £320,000

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom, detached property with No Chain situated on a sought after development just outside of Leyland town centre. The property would make a perfect family home, offering excellent space and modern comfort throughout. It is ideally located only a short drive to both the towns of Leyland and Chorley with their superb local schools, shops and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways.

As you step into the property, you'll be greeted by an inviting reception hall that sets the tone for the tastefully designed interior. The elegance continues as you enter the spacious lounge, flooded with natural light pouring in through the patio doors, which lead seamlessly into the beautiful garden, creating a harmonious indoor-outdoor flow. Heading back through the hallway, you'll discover the delightful dining room, featuring dual aspect windows that bathe the room in plenty of natural light. Located at the rear of the property, you will find the well presented kitchen, equipped with integrated appliances, including a fridge, freezer, oven, hob, microwave, and dishwasher—all thoughtfully arranged around a convenient centre island. This island serves as an ideal spot for casual dining, perfect for those family meals and gatherings. Completing the ground floor, you'll find a practical WC and under stairs storage, adding to the property's functionality.

As you make your way to the first floor, you'll find four well-appointed bedrooms, each exuding comfort and style. The master bedroom is a true oasis, boasting integrated storage and an elegant three-piece ensuite shower room. Completing the first floor is a beautifully designed three-piece family bathroom, featuring an over-the-bath shower for added relaxation.

Externally, to the front of the property, there is a well-maintained driveway leading up to the detached garage. To the rear, you will find a large garden space, primarily lawned throughout, with an additional patio area, perfect for outdoor activities and entertaining.

In summary, this property promises an exceptional living experience, blending modern design, ample space, and convenient amenities in an enviable location. We highly recommend scheduling a viewing at your earliest convenience to avoid disappointment.



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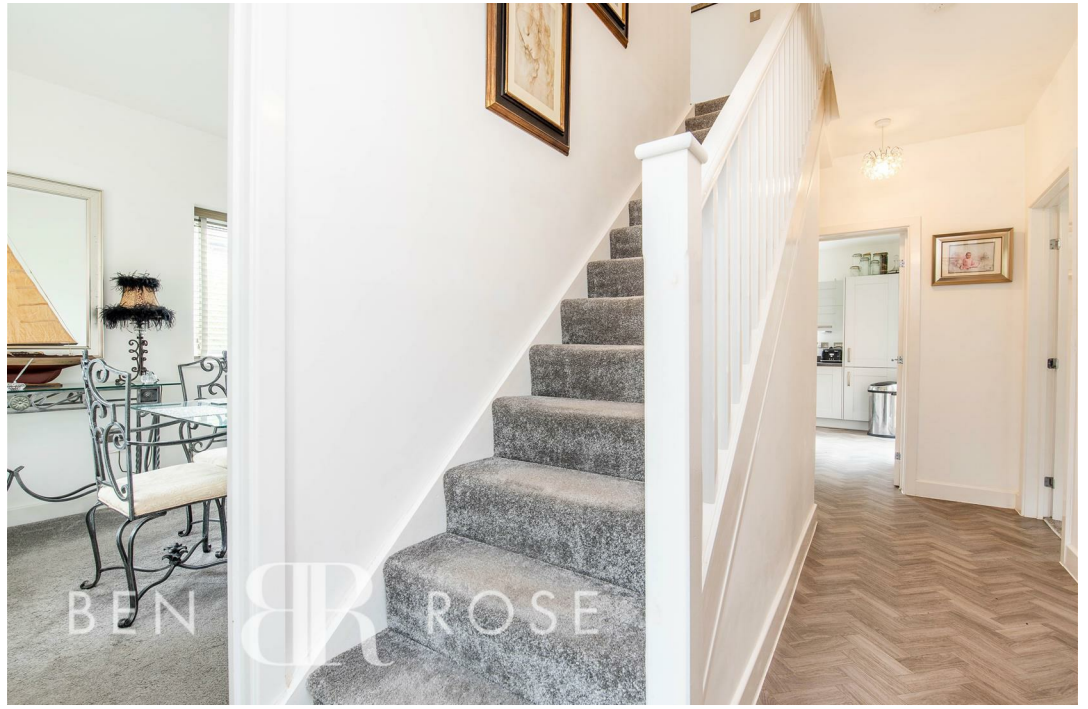
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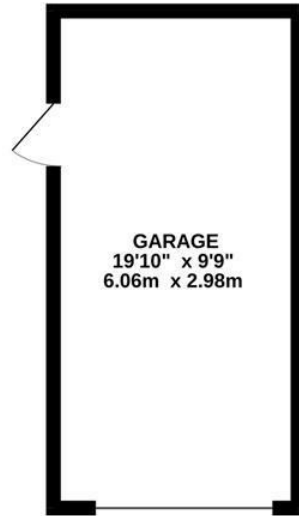
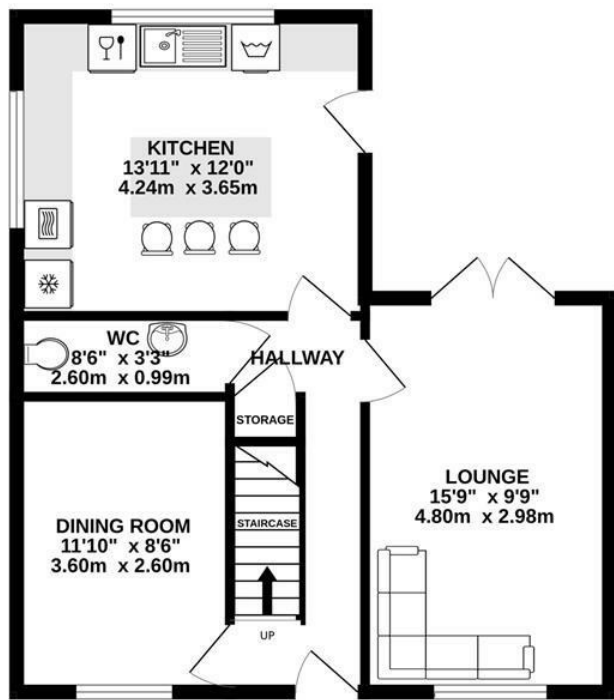




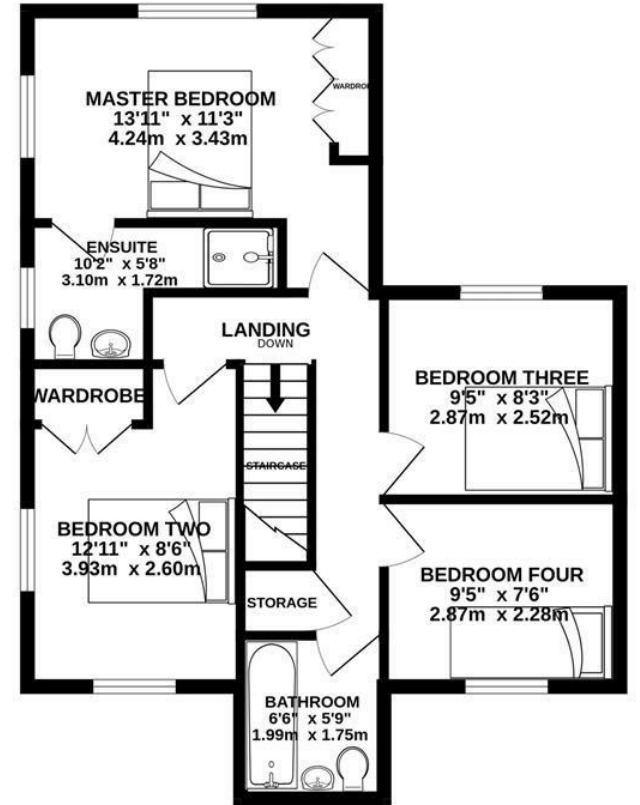




GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.

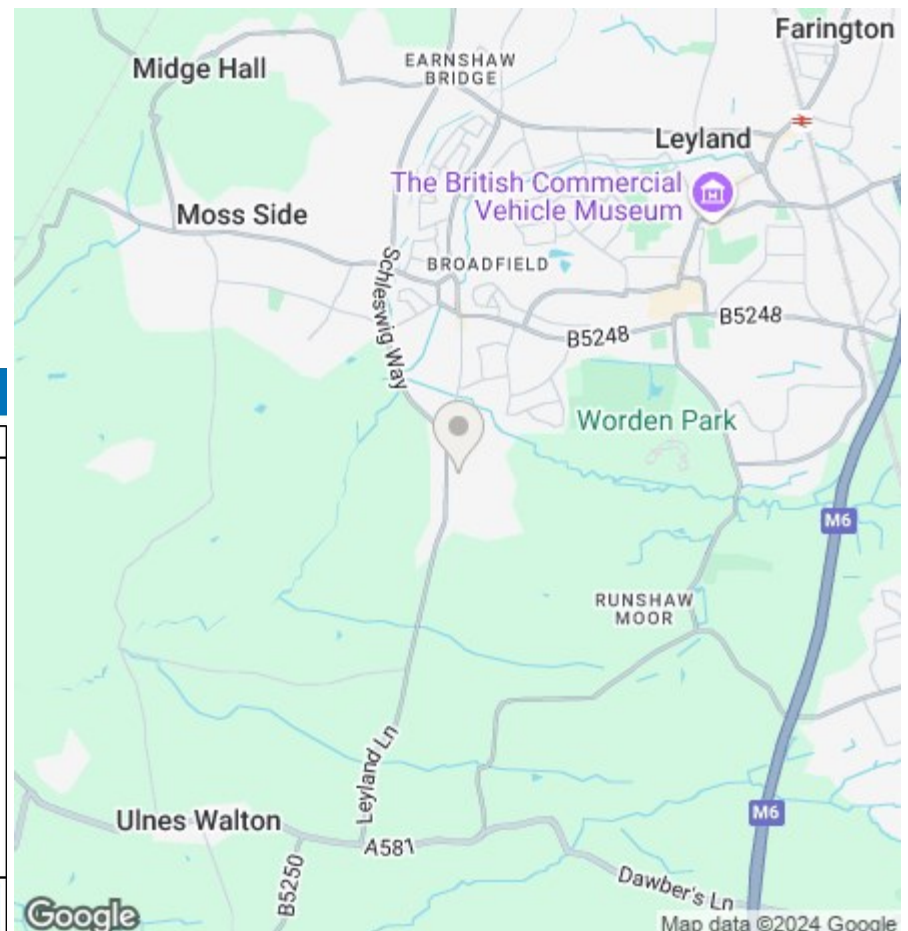


TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

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		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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	