



Brickfield Place, Leyland

£270,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, newly built two-bedroom detached bungalow, situated in a highly sought-after area of Leyland, Lancashire. This stunning home offers modern, single-level living ideal for families, downsizers, or those seeking a contemporary and energy-efficient property. Perfectly positioned close to Leyland town centre, the home benefits from easy access to an excellent range of local shops, bars, restaurants, pubs, and schools. Commuters will appreciate the superb rail connections to Preston, Manchester, and Liverpool, alongside excellent bus services and convenient motorway access to the M6, M61, and M65, providing seamless travel across the North West. Nearby, Preston, Chorley, and beautiful countryside walks are just a short drive away.

Stepping inside, you are greeted by a bright entrance hall providing access to all principal rooms. To the front, the master bedroom offers a spacious double layout with a modern ensuite shower room, while the second bedroom, also a generous double, is ideal for guests or as a home office. The heart of the home is the spacious lounge, beautifully lit by French doors leading out to the rear garden, creating a perfect space for relaxing and entertaining. The modern fitted kitchen/dining room features sleek cabinetry, a built-in oven, integrated fridge/freezer, dishwasher, and ample worktop space, complemented by a stylish three-piece family bathroom with contemporary fittings.

Externally, the property boasts a well-presented front lawned garden and a private driveway with parking for up to two cars. The rear garden is beautifully designed for low-maintenance living, offering a large paved patio area, neatly kept lawns, and planted borders that provide both colour and privacy. The garden also features a detached workshop, perfect for storage or hobbies.

Additional benefits include 14 solar panels for improved energy efficiency and three fitted security lights.

This exceptional bungalow offers modern comfort, stylish finishes, and a prime location — a truly fantastic opportunity for those seeking contemporary living in the heart of Leyland.





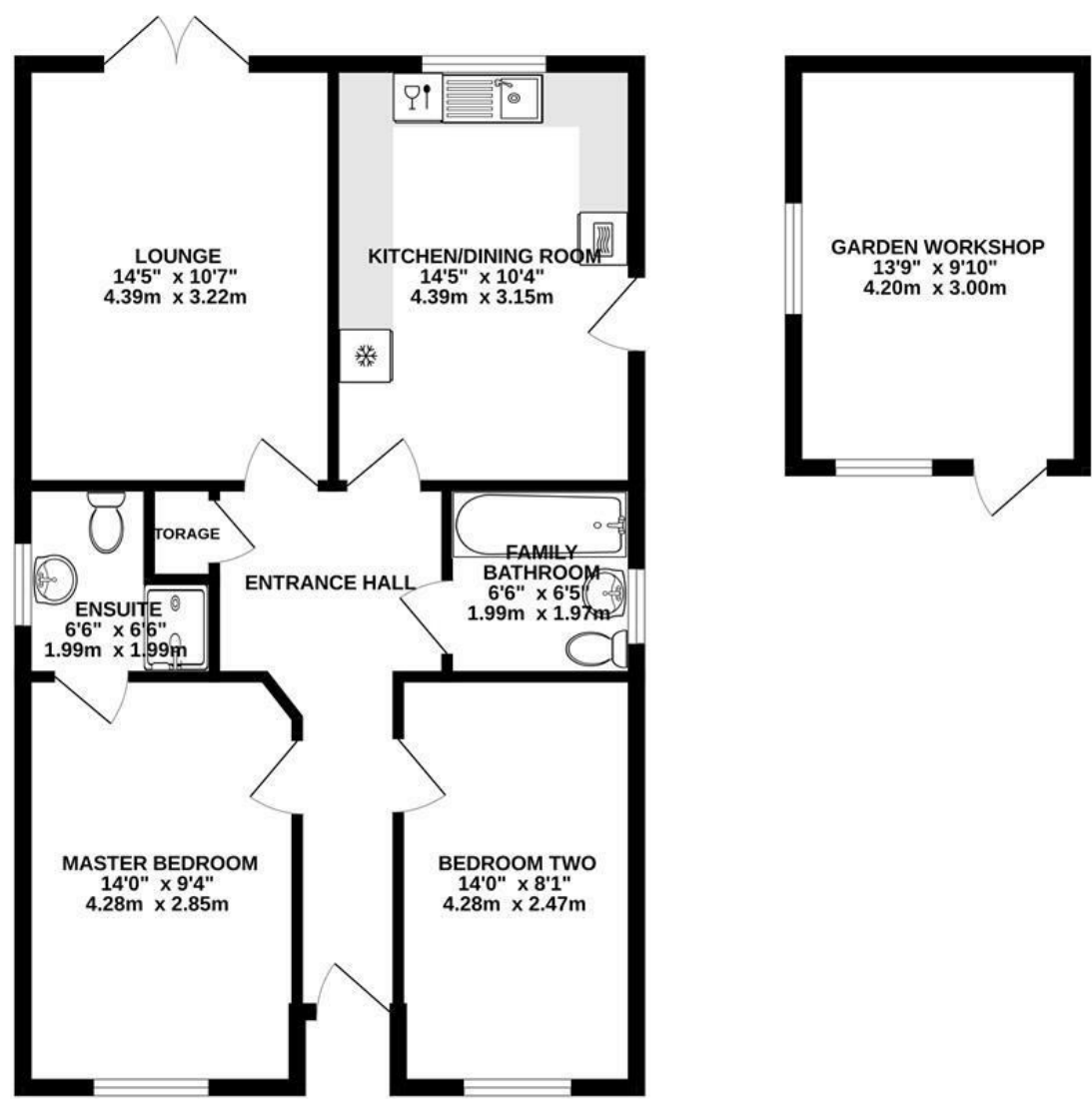








GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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		95
(81-91) B		
(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 (CO ₂) 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		

