

HOME  TRUTHS

Brickfield Place, Leyland

PR25 1FA





Delightful detached property with three double bedrooms, on a good sized plot and south facing garden, within easy reach of town centre amenities, schools and primary transport routes. Pull onto the driveway opposite the wildlife area and stroll past the front lawn bordered by mature planting to the main entrance. Step into the welcoming hallway with cloakroom off comprising wc and wash hand basin and with courtesy door to the garage which houses the central heating boiler and has space, power and plumbing for appliances.

The living room has panelled walls and patio doors overlooking the garden and the dining kitchen comprises a range of wall and base units with integrated gas hob, double electric oven and grill, dishwasher, refrigerator and freezer, with bifold doors providing plenty of natural light.

Step onto the sun terrace, the perfect place to relax and entertain, and which gives on to the lawn and children's play area.

Back inside, stairs lead to the first floor landing with linen cupboard and access to the loft. Bedroom one has dressing area which leads to the en suite comprising rainfall mixer shower in cubicle, wc and floating wash hand basin. There are two further double bedrooms served by the family bathroom which comprises bath, floating wash hand basin, wc and ladder heated towel rail.



With almost 1200 square feet of accommodation and the gorgeous Worden Park in the vicinity this is a lovely family home so do give us a call to make it yours. Council tax D, EPC B, Freehold.

- Delightful detached property
- Three double bedrooms
- South facing rear garden
- c 1200 square feet of accommodation
- Close to town centre amenities



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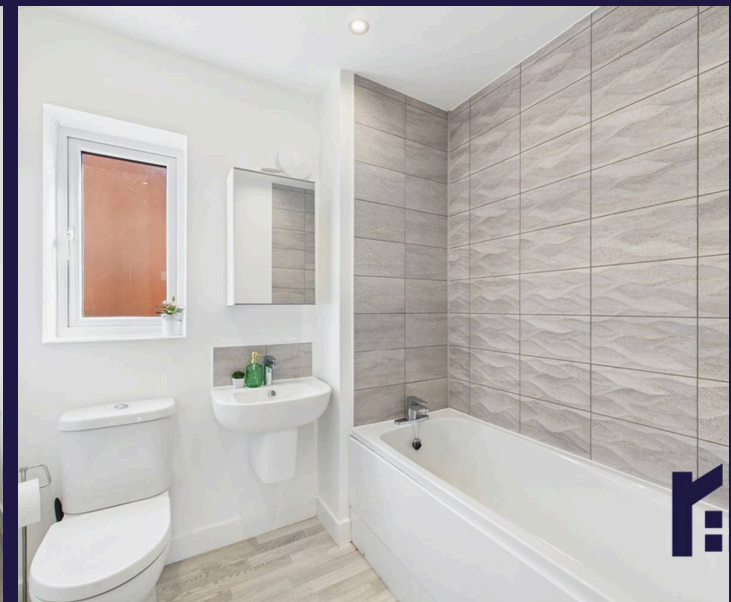
Eccleston Branch

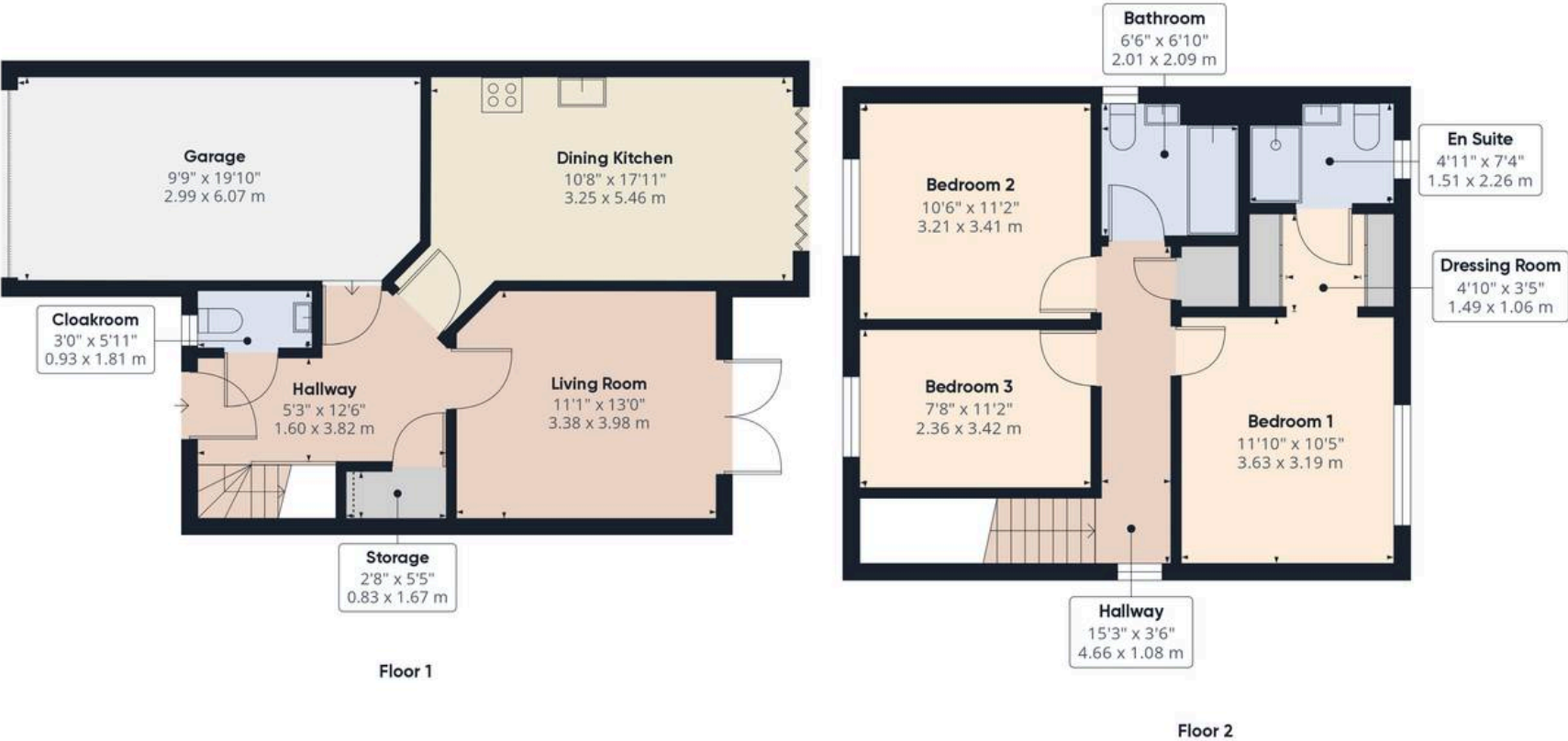
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Approximate total area⁽¹⁾
1187.04 ft²
110.28 m²

Reduced headroom
1.32 ft²
0.12 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.