



## 1 Stratfield Place, Leyland, PR25 3PY



✓ **FREE APPRAISALS**

✓ **SALES**

✓ **LETTINGS**

### LEGAL SERVICES

Conveyancing  
(Commercial & Residential)  
Wills/Probate  
Divorce  
Employment  
Civil  
Matrimonial  
Personal Injury  
Landlord/Tenant  
And Much More!

- ✓ No Chain
- ✓ Detached Family Home, Spacious Lounge
- ✓ Modern Fitted Kitchen with Integrated Cooker and Hob
- ✓ Master Bedroom with En-suite & 2 Additional Bedrooms
- ✓ Family Bathroom & Downstairs W.C.
- ✓ Gas Central Heating, UPVC Double Glazing
- ✓ Garden to Side & Low Maintenance Front & Rear Garden
- ✓ Viewing Recommended.

# Offers in the Region of £230,000

*Contact us to arrange a viewing*

Three bedroomed detached family home for sale on Stratfield Place Leyland. Accommodation is arranged over two floors with the ground floor catering for the lounge, kitchen, dining room and downstairs toilet. Master bedroom with shower and sink en-suite, two other bedrooms and a family bathroom on the first floor. The fenced rear garden is low maintenance and south facing. This property enjoys gas central heating and UPVC double glazing.

The property is situated on Stratfield Place within a quiet estate in the heart of Leyland, with local shops and the town centre just a couple of minutes walk away and with a variety of schools in the local area. Leyland train station and bus routes readily available. Leyland has excellent links to the motorway networks – M6, M61 and M65.

## Accommodation

### Ground Floor

#### Entrance Hall

UPVC composite entrance door with double glazed frosted panels, doors leading to lounge and downstairs toilet, radiator and carpeted with staircase to first floor.

#### Lounge 15'3 x 12'1 (4.67m x 3.69m)

UPVC double glazed bay window to front. White painted wood door leading to dining room and white painted wood door to hall. Wall mounted radiator, carpeted with gas fire in fireplace.

#### Downstairs Toilet 3'11 x 3'1 (1.22m x 0.95m)

Two piece suite comprising ceramic toilet and wash hand basin. UPVC double glazed frosted window to front, part tiled walls with vinyl flooring, wall mounted radiator.



**Disclaimer** :Services –rely on your investigations as no guarantee can be given that they are connected. Council tax – please contact the local authority for details. Measurements – whilst every attempt has been made to ensure their accuracy the measurements, doors & rooms are approximate & should be used as such by prospective purchasers. Fixtures fitting and appliances – have not been tested therefore no guarantee can be given that they are in working order.

## Kitchen

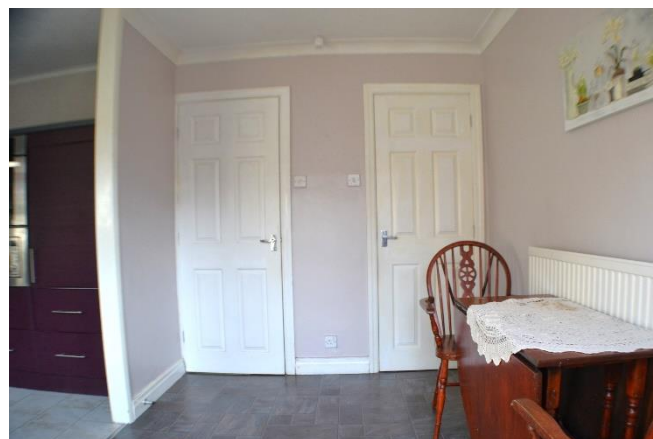
10'2 x 8'1 (7.93m x 2.99m)

Modern fitted kitchen with integrated electric cooker and microwave. Burgundy units with complementing grey work surfaces incorporating a stainless steel bowl and half sink unit with mixer tap and integrated electric hob. LVT tile flooring and large open doorway to dining room.

## Dining Room

10'2 x 7'4 (5.86m x 3.2m)

Large open doorway to kitchen, door to understairs storage area and double patio doors leading to the rear garden and garage. Wall mounted radiator and LVT tile flooring.



## First Floor

### Landing

UPVC double glazed window to side, doors to all rooms, access to loft, fully carpeted.

### Bedroom One 12'3 x 12'2 (3.75m x 3.72m)

UPVC double glazed bay window to front with view over the green and second UPVC double glazed window to front. Built in fitted wardrobe, wall mounted radiator, open doorway to en-suite and fully carpeted.

### En-Suite 5'11 x 3'3 (1.83m x 1.01m)

With shower and ceramic pedestal hand wash basin, part tiled walls, extractor fan and carpeted through from bedroom. Airing cupboard with boiler and storage.



**Bedroom Two**

**10'4 x 9'3 (3.17m x 2.84m)**

UPVC double glazed window to back, wall mounted radiator and fully carpeted.

**Bedroom Three**

**10'4 x 6'4 (3.17m x 1.95m)**

UPVC double glazed window to rear, wall mounted radiator and fully carpeted.

**Family Bathroom**

**6' x 5'10 ( 1.8m x 1.8m)**

Three-piece bathroom suite containing panelled bath with shower, ceramic pedestal wash hand basin and toilet. UPVC double glazed frosted window to side, fully tiled walls, vinyl flooring and wall mounted towel rack radiator.



## Outside

The property has a small well-maintained lawn to the side and low maintenance pebble garden to front with the driveway located to the rear leading to the single garage. Paved path leading to the back gate for the south facing rear garden.

The private south facing rear garden is accessed via the UPVC double glazed patio door from the dining room along with the rear gate from the side path leading to the paved patio area. The rear garden is a low maintenance pebble garden with planter areas and is fully fenced. The paved patio area has a paved path leading to the single garage which is accessed via a white UPVC composite door.

## Garage

17'5 x 9'6 (5.34m x 2.93m)

Up and over manual door, own electrics, lighting and fuse box with UPVC composite side door access.

