



Stratfield Place, Leyland

Offers Over £154,995

Ben Rose Estate Agents are delighted to present to the market this well-presented two-bedroom mews house, ideally located in the heart of Leyland. This fantastic opportunity is perfect for first-time buyers and is situated in a highly sought-after residential area, within walking distance of Leyland town centre and the train station. The property also benefits from excellent local schools, shops, and amenities, and offers easy access to major northwest towns and cities via the nearby M6, M61, and M65 motorways.

Internally, the ground floor comprises a spacious lounge featuring a charming fireplace and a large front-facing window, allowing plenty of natural light. The lounge also benefits from Phillips hue lighting via Smart App control. To the rear is a modern open-plan kitchen/diner, complete with stylish wall and base units, complementing work surfaces, and a fitted dishwasher. The dining area offers direct access to the rear garden via patio doors, creating an ideal space for entertaining.

Upstairs, the home offers two generously sized double bedrooms, both with integrated storage, and a contemporary family bathroom fitted with a three-piece suite and an over-the-bath shower. The landing also boasts the aforementioned Phillips hue lighting and access to a partially boarded loft through retractable aluminium ladders, allowing for extra storage.

Externally, the front of the property boasts a well-maintained lawn and a designated parking area located directly opposite. To the rear, you'll find a generously sized, multi-tiered garden, featuring a laid lawn and two flagged patio areas, perfect for relaxing or hosting guests.

The property also benefits from Google nest heating throughout, controlled via an app and providing added convenience.

Early viewing is highly recommended to avoid potential disappointment.







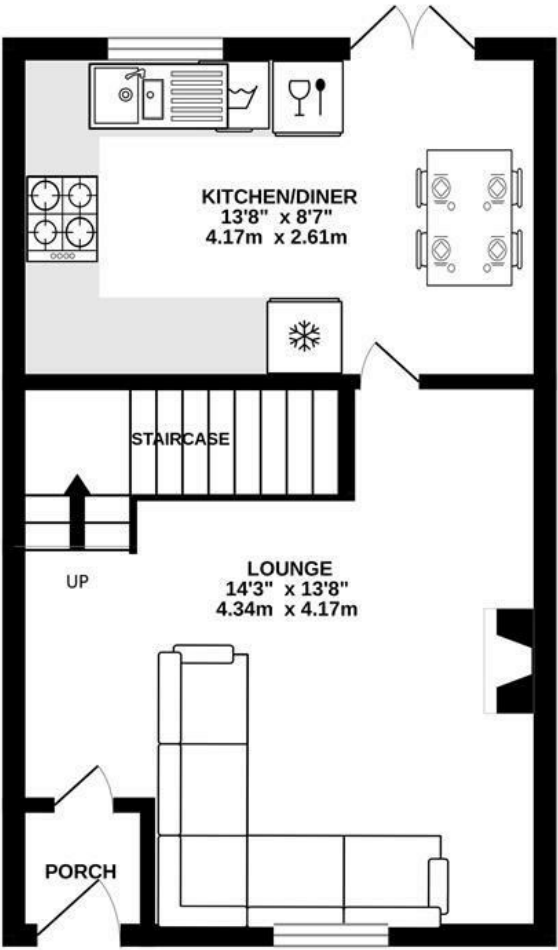




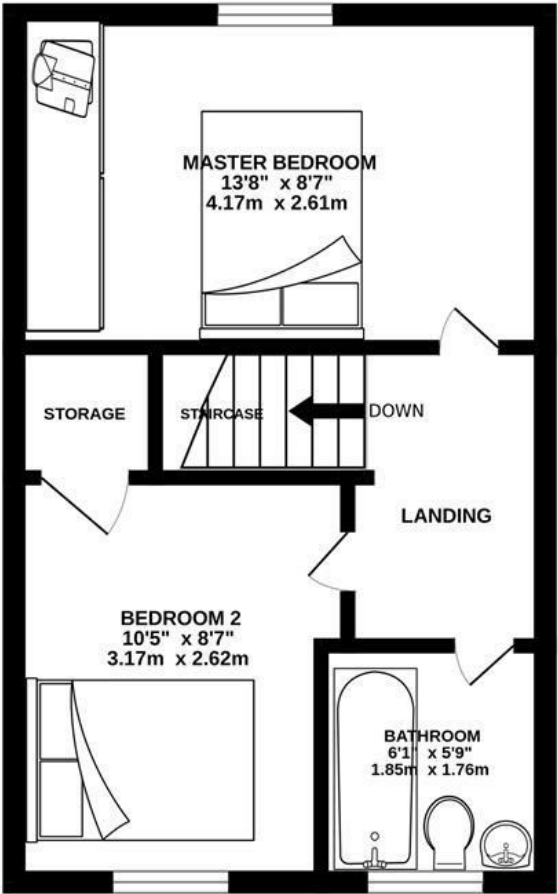


BEN ROSE

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
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		
	72	85
England & Wales	EU Directive 2002/91/EC	

