
HOME TRUTHS
Brickfield Place, Leyland
PR25 1FA







Lovely detached property occupying a substantial plot with attractive open aspects to the front and side, in a sought-after residential location. With four double bedrooms, a south-facing garden and detached garage, this is a superb family home offering spacious and versatile accommodation. To the front, the driveway provides parking for two vehicles and leads to the detached garage, which benefits from power and light, and the main entrance. Step into the welcoming hallway, with cloakroom off comprising wc and wash hand basin. To the right, reception two is currently enjoying life as a formal dining room, with plenty of natural light from windows to two elevations. To the left, the well-proportioned living room provides a comfortable space in which to relax, with patio doors opening directly onto the garden. Completing the ground floor, the impressive dining kitchen comprises a range of wall and base units with central island and breakfast bar, all topped with granite work surfaces. Integrated appliances include five-burner gas hob, double electric oven, refrigerator, freezer, dishwasher and washing machine, creating a well-equipped and sociable space at the heart of the home. Step outside into the private south-facing garden, which is predominantly laid to lawn and features both a central terrace and a separate sun terrace. With plenty of room for outdoor dining, relaxing and entertaining, this is a lovely garden in which to enjoy the sunshine. Back inside, stairs rise to the first floor landing with linen cupboard and loft access. All four bedrooms are comfortable doubles, with the principal bedroom benefiting from built-in wardrobes and an en suite comprising rainfall mixer shower in cubicle, wc, floating wash hand basin and ladder heated towel rail.

The family bathroom comprises bath with screen and rainfall mixer shower over, wc, wash hand basin on floating wash hand basin and ladder heated towel rail. Within easy reach of town centre amenities, schools, colleges and the beautiful Worden Park, this is a first-class family home combining generous accommodation, a substantial plot and a lovely south-facing garden.

- Impressive detached property
- Four double bedrooms
- Spacious south facing garden
- Virtual tour
- xxx square feet of accommodation
- Sought after location





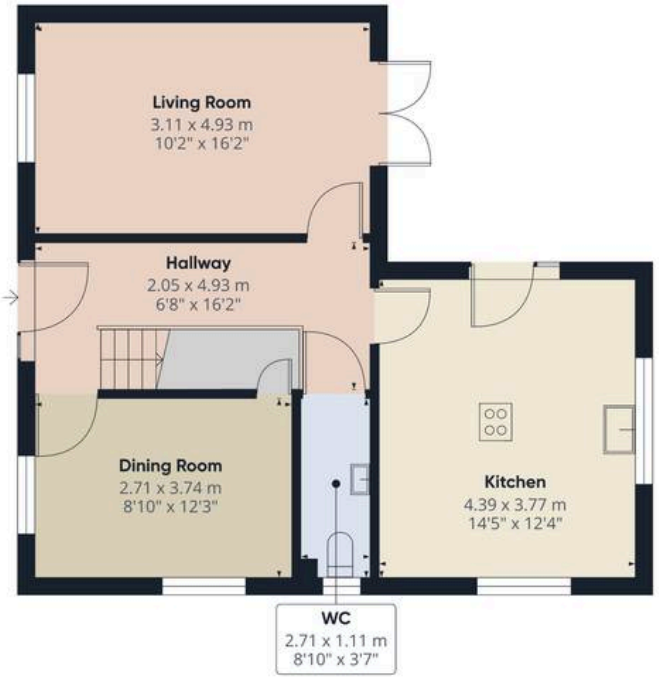


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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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Approximate total area(1)

129.3 m²

1392 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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