



## Railway Street, Leyland

**Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, mid-terraced property, located within a highly sought-after residential area of Leyland. This home is ideal for first-time buyers, offering excellent access to major transport links including the M6 and M61 motorways, providing easy travel to nearby towns and cities across the North West. The property also benefits from being close to well-regarded local schools, fantastic amenities, and the scenic Lancashire countryside — making it a wonderful place to call home.

Internally, the ground floor begins with a welcoming entrance vestibule leading into a bright and spacious lounge. Beautifully presented and filled with natural light from the front aspect, this room features a charming central fireplace and provides access to the remainder of the ground floor accommodation. The open-plan kitchen/diner is situated to the rear of the home and offers an excellent amount of worktop and storage space, with room for freestanding appliances and a family dining table. The under-stair storage area provides additional practicality and can be used as a pantry or mini utility space. From here, you'll find access to both the rear garden and the staircase to the first floor.

Moving upstairs, the first floor hosts three generously sized bedrooms, with the master and third bedroom both benefiting from built-in storage. The family bathroom completes this floor and comprises a contemporary three-piece suite with an over-bath shower.

Externally, the property has on-street parking to the front and a good-sized, low-maintenance rear garden featuring both lawned and flagged areas, along with a useful outbuilding for extra storage. The garden also benefits from access via a central ginnel.

This lovely home sits on a quiet no-through road, offering added privacy and seclusion — an ideal purchase for those seeking a peaceful yet well-connected location.

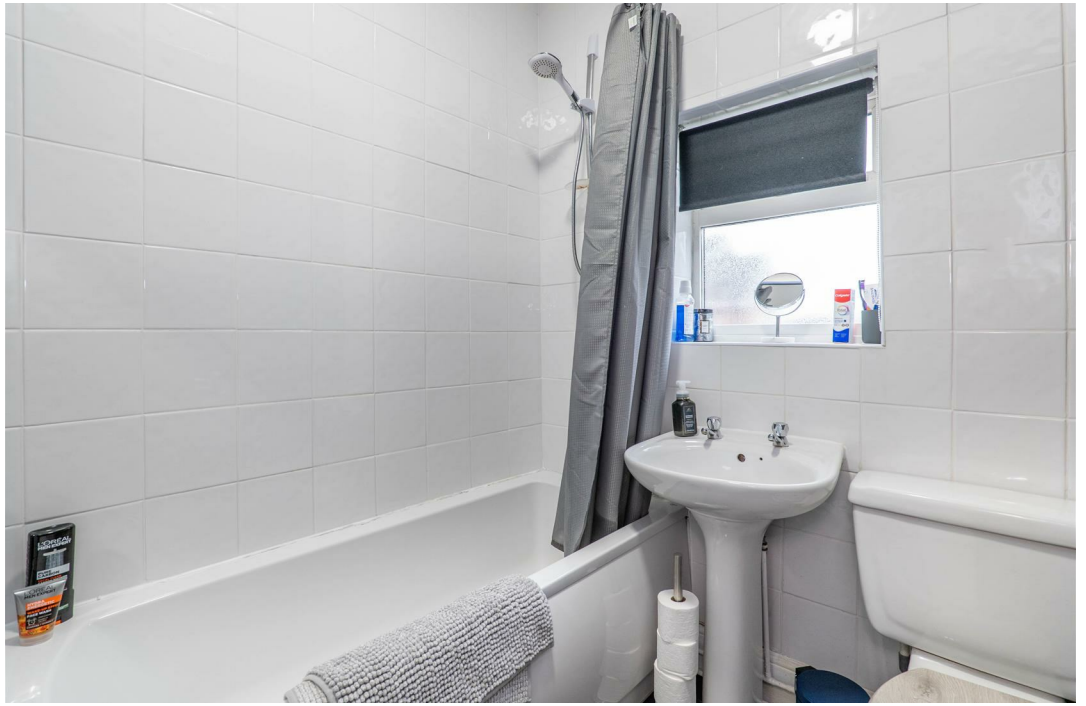




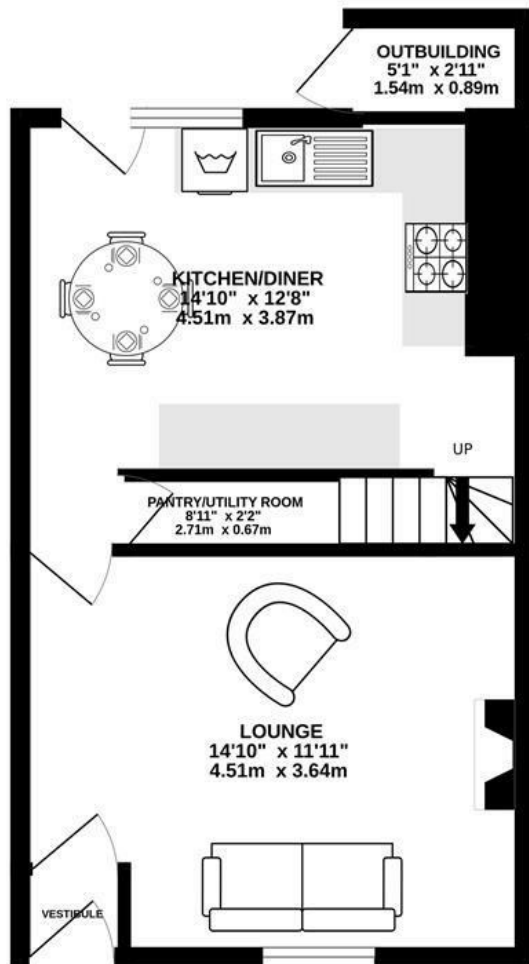




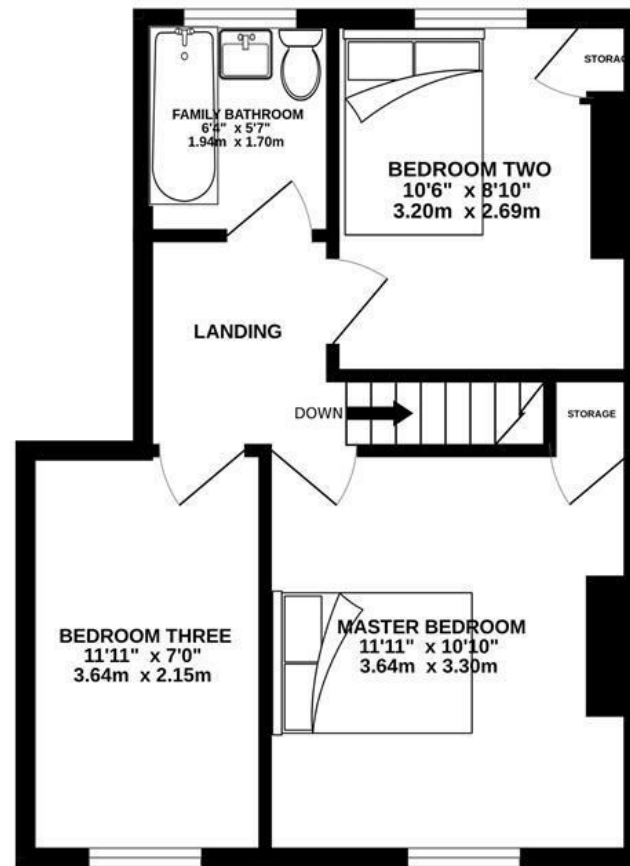




GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

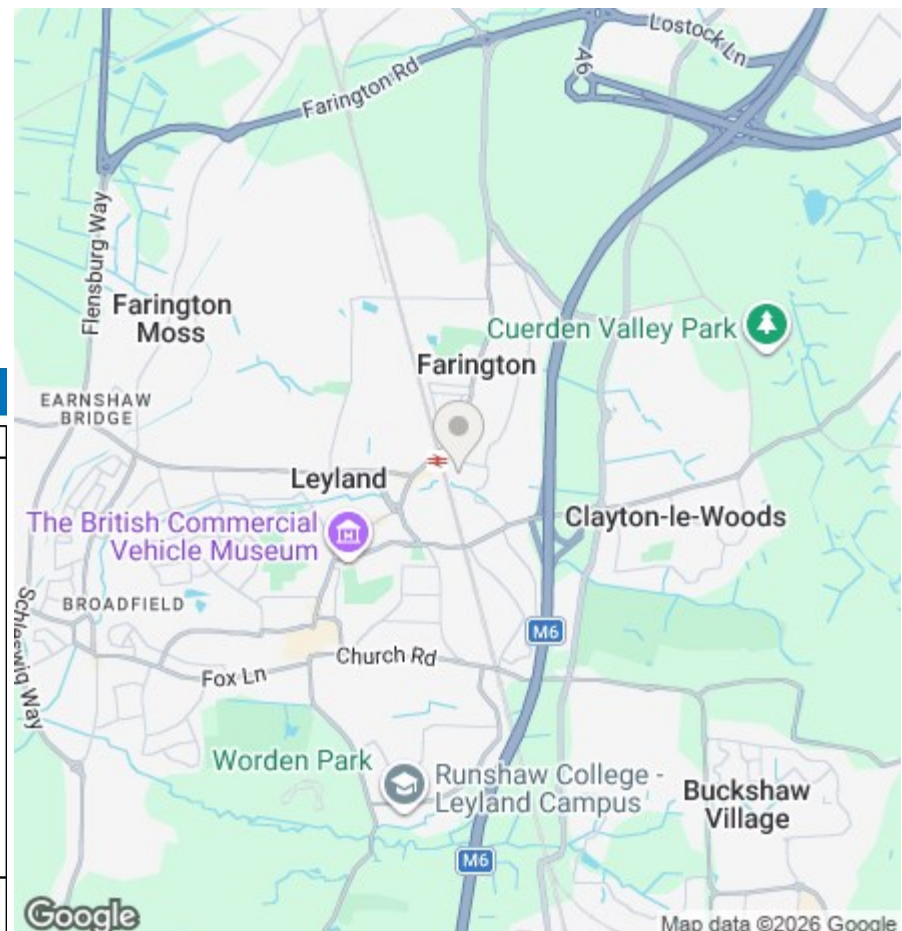


TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>59</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	