



Steer Street, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom mid-terrace townhouse, ideally situated in a sought-after residential area of Leyland. This modern home offers spacious and versatile living across three floors, making it an excellent choice for both families and couples. Its location provides superb convenience, with Leyland town centre only a short distance away, offering a variety of shops, restaurants, bars, and leisure facilities. For commuters, rail links from Leyland provide direct access to Preston, Manchester, and Liverpool, while regular bus services connect to Preston and Chorley. The nearby M6, M61, and M65 motorways also ensure excellent access to the wider region, including Preston, Chorley, and beyond.

On entering the home, you are welcomed into a bright entrance hall, complete with downstairs WC for added convenience. The spacious lounge sits towards the front of the property, offering a comfortable retreat for relaxing. To the rear, the modern fitted kitchen and dining area serves as the heart of the home, boasting ample storage, integrated appliances, and French doors that open out to the rear garden, creating a perfect space for both family life and entertaining guests.

The first floor is home to two well-proportioned bedrooms, ideal for children, guests, or use as a study, along with a stylish three-piece family bathroom. The second floor is dedicated entirely to the large master bedroom, complete with an en-suite shower room, providing a private sanctuary away from the rest of the household.

Externally, the property benefits from a driveway with parking for two vehicles to the front. To the rear, a generous private garden offers a seating area and ample outdoor space, ideal for summer dining and family enjoyment. This home combines modern living, excellent transport links, and a fantastic location, making it a wonderful opportunity not to be missed.







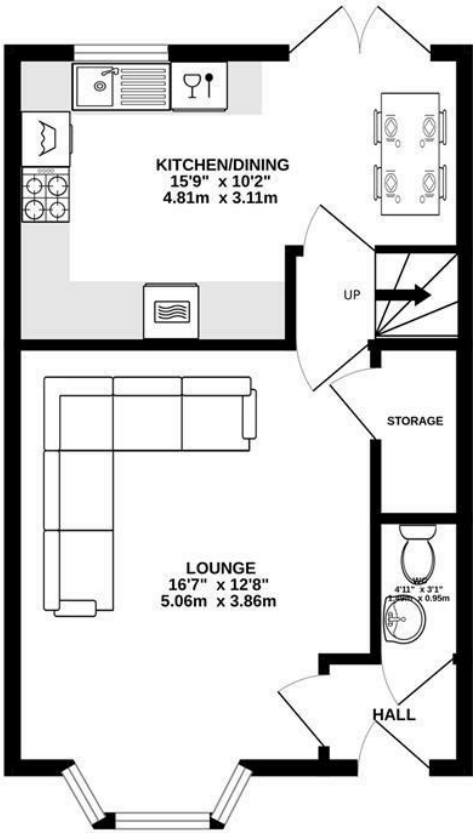




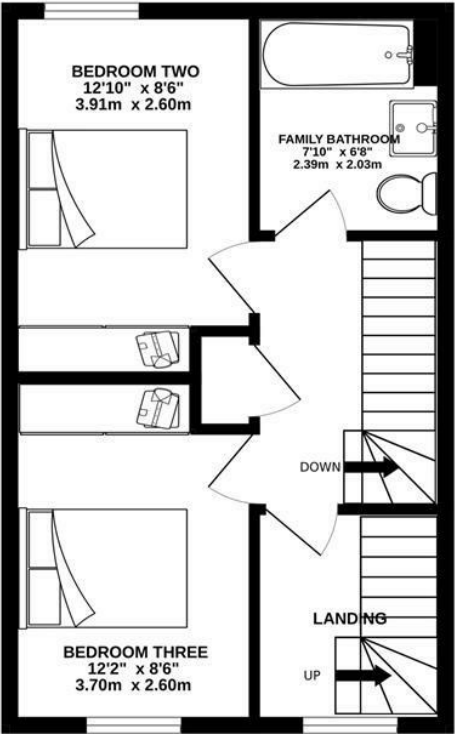


BEN ROSE

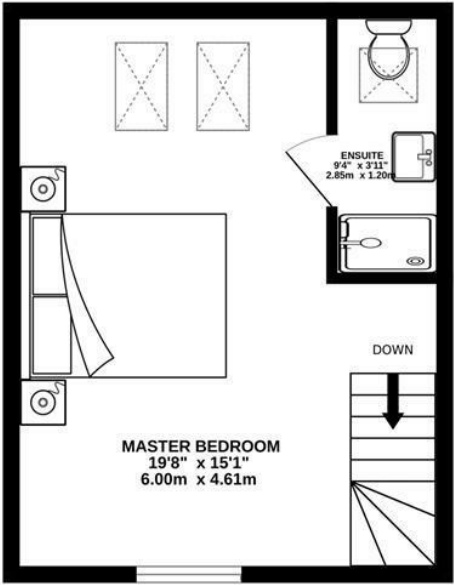
GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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		
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		
England & Wales	EU Directive 2002/91/EC	

