



**Station Road, Croston, Leyland**

**Offers In The Region Of £260,000**

Ben Rose Estate Agents are pleased to present to the market this beautiful, two-bedroom end-terrace property situated in the picturesque and highly sought-after village of Croston. The home is presented to a high standard throughout and isn't overlooked to the rear. This would be an ideal home for families in the area and is within walking distance to highly regarded schools in the village such as Trinity & St Michaels Primary school and Bishop Rawstorne High School. There are also local shops and restaurants nearby, as well as Croston train station, providing excellent travel links for daily commuters.

Entering through the welcoming entrance hall, you'll find yourself in the main reception hall, adorned with a staircase leading gracefully to the upper floors. The ground floor seamlessly unfolds with a spacious front lounge featuring a cosy fireplace and integrated storage. This space flows effortlessly into the dining room, creating an open-plan layout perfect for family gatherings. Additional convenience is found with access to the under stair storage. The heart of this home lies in its stunning kitchen, bathed in natural light from large ceiling windows. The kitchen boasts integrated appliances, including a fridge/freezer, dishwasher, and even a wine cooler. A conveniently sizable utility room is situated at the rear, complete with a WC and patio doors leading to the garden.

Ascending to the first floor, an open landing leads to two double bedrooms. The master bedroom benefits from fitted wardrobes, enhancing storage space. A modern three-piece shower room completes this floor, adding a touch of contemporary luxury.

Moving outside, parking is available on the road in front of the property. The exterior boasts a gorgeous, easily maintained garden to the rear. Multiple patio areas provide delightful spaces for outdoor activities, all enveloped by tall mature hedging for added privacy. Towards the end of the garden, a greenhouse and shed enhance the appeal of this outdoor space. Additionally, the home has a garage located across the road just off Little Ln, providing the option for off road parking.

The home is not just a property; it's an invitation to experience the sought-after village lifestyle in the heart of Croston. With its seamless flow of living spaces, modern amenities, and charming outdoor areas, this property truly encapsulates the essence of comfortable and stylish village living.









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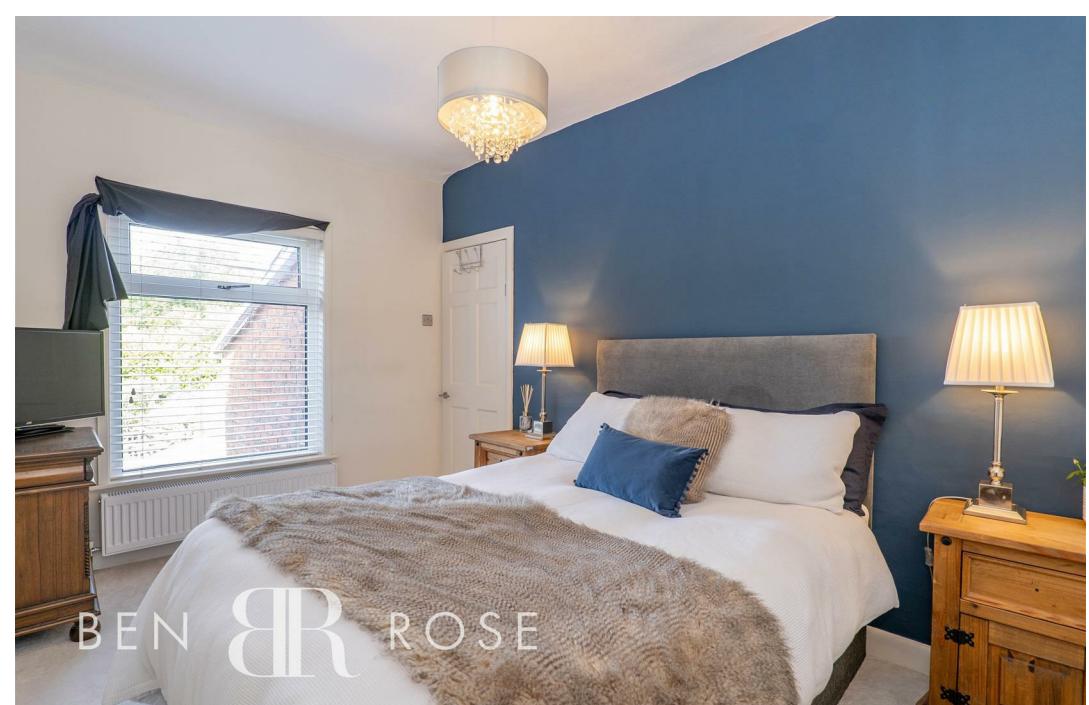
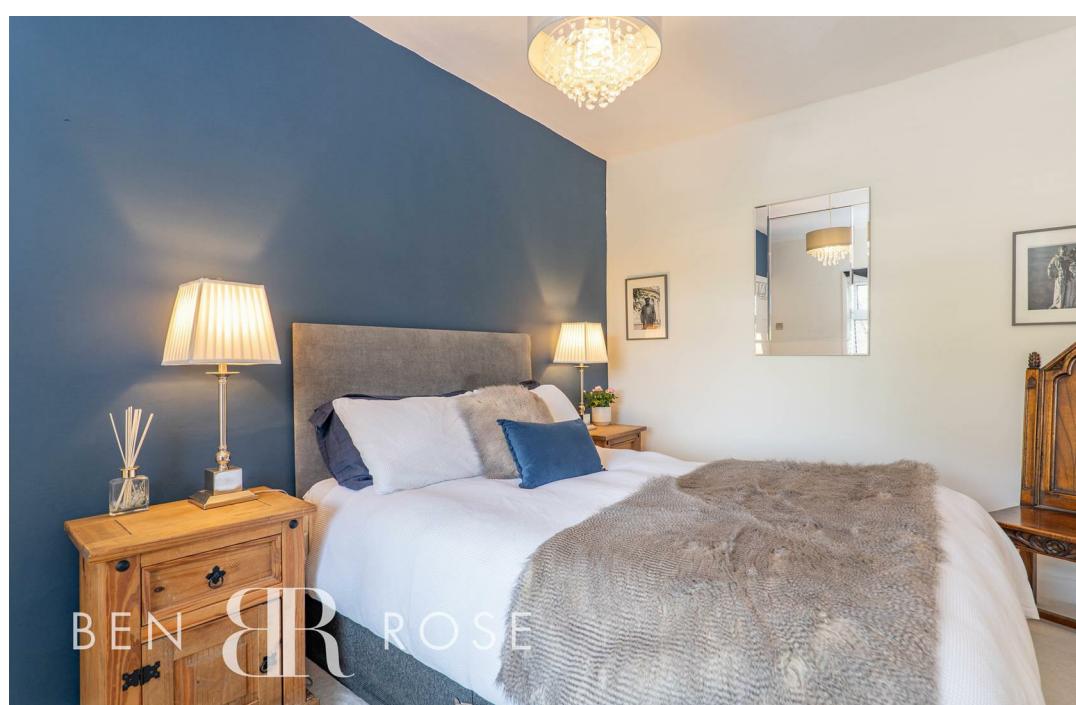
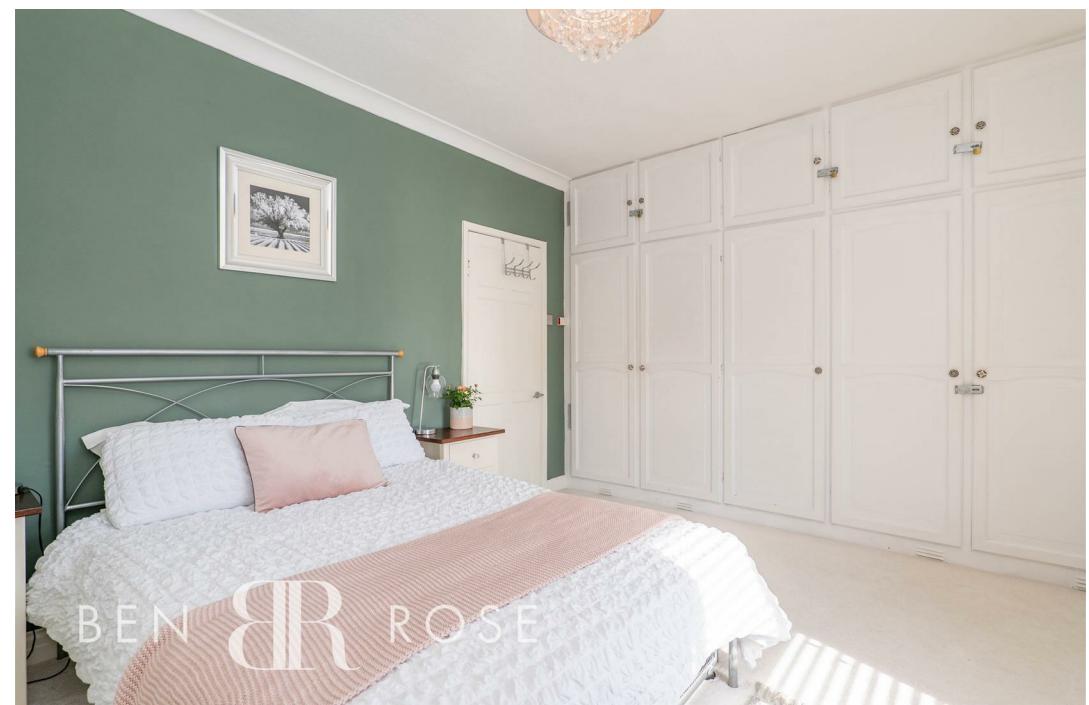
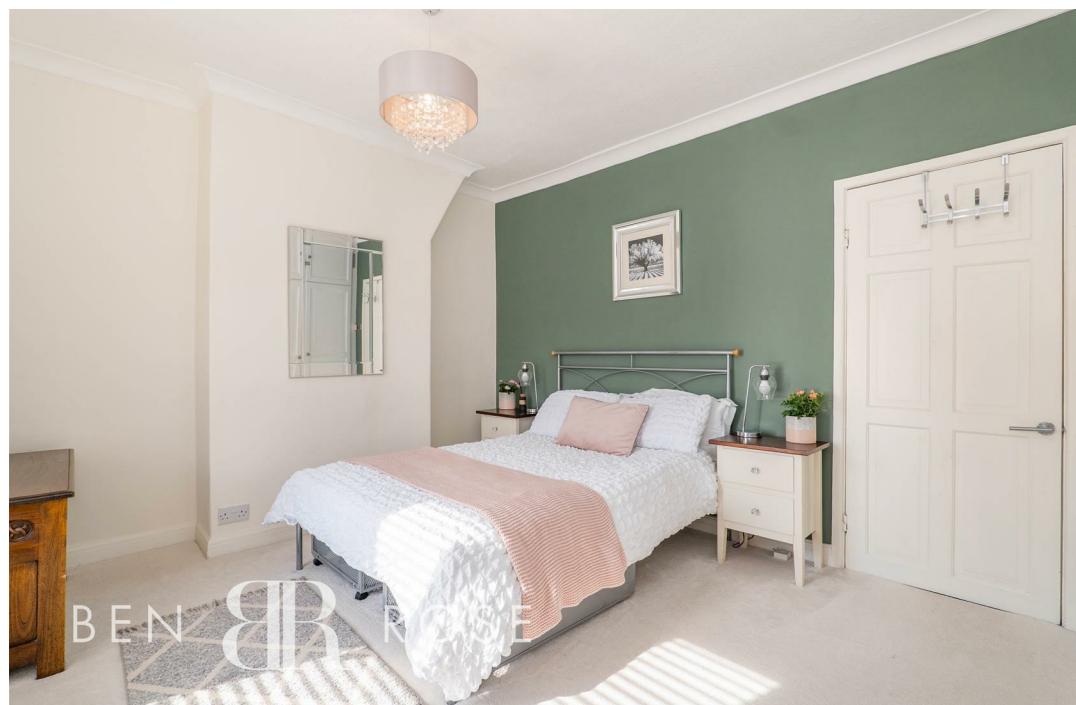


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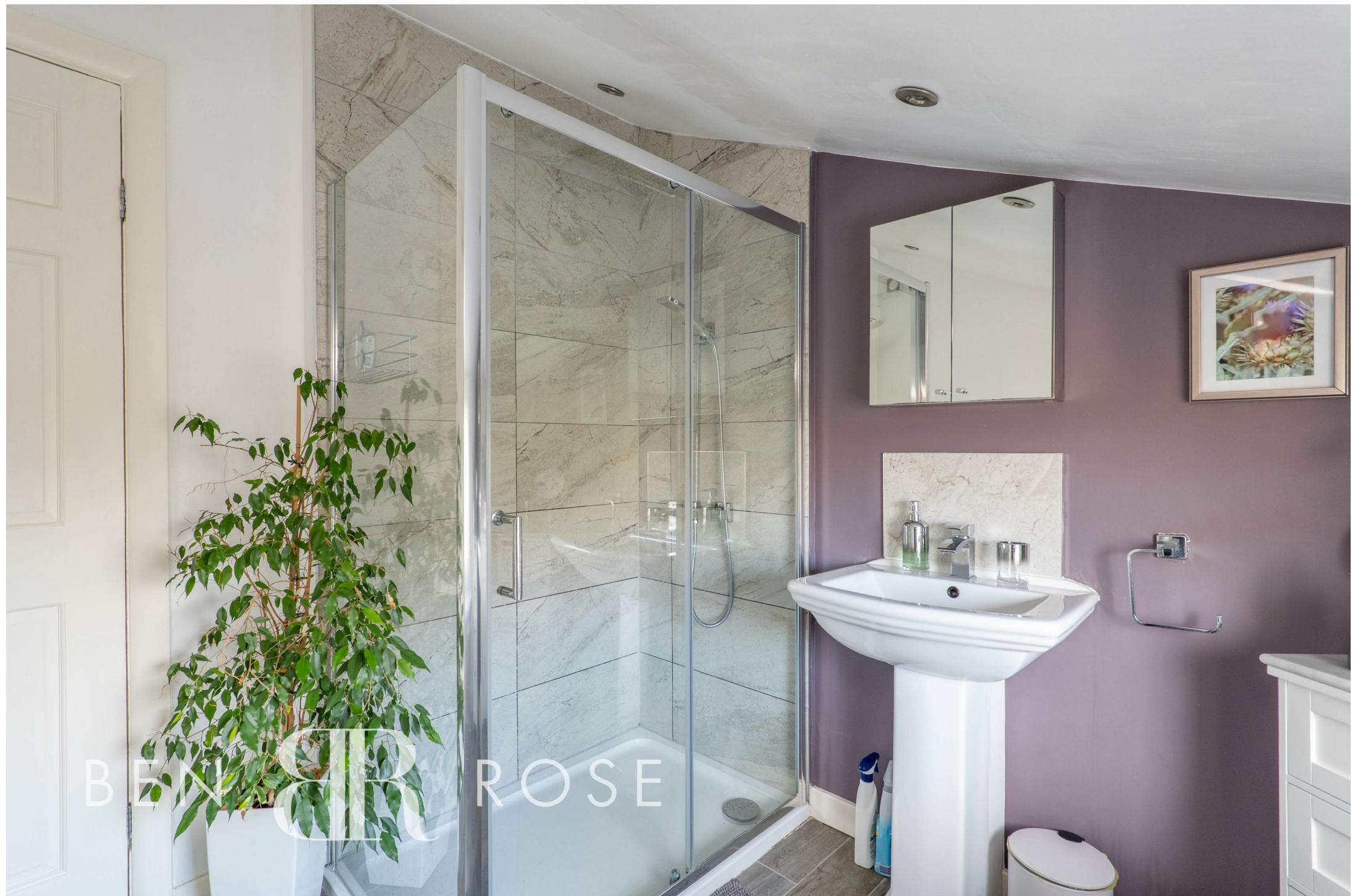


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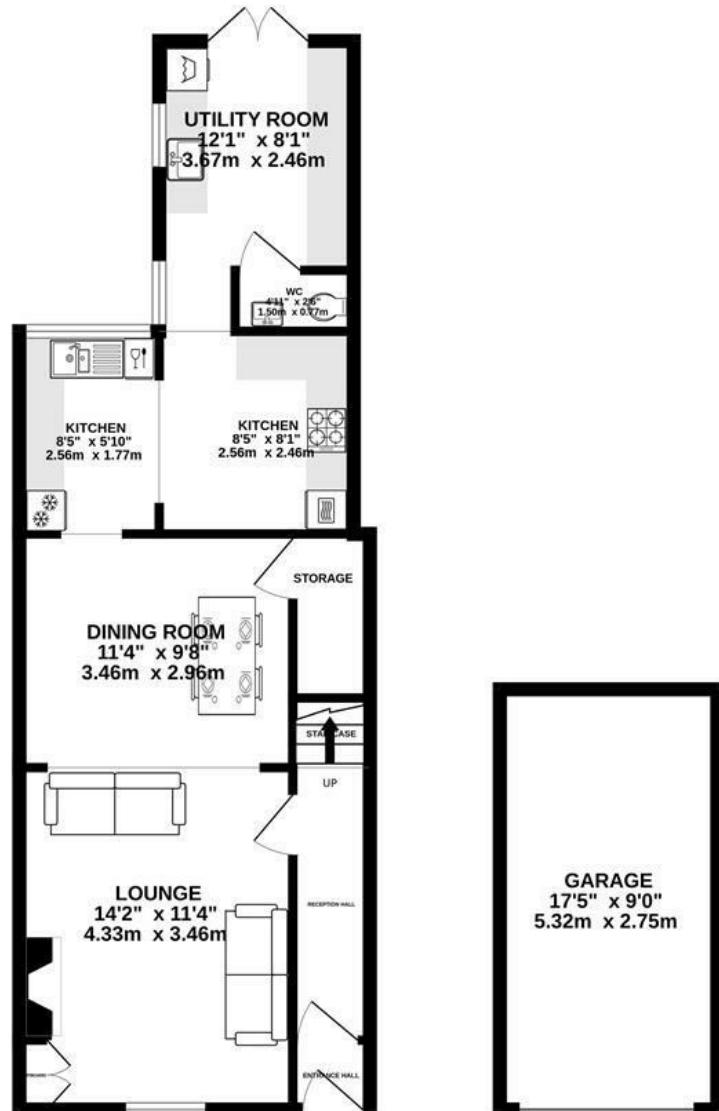






# BEN ROSE

GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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