BEN ROSE



Moor Road, Croston, Leyland

Offers Over £275,000

Ben Rose Estate Agents are pleased to bring to the market this beautifully presented two-bedroom mid-terrace home, set within a generous plot in the highly sought-after village of Croston. Offering a perfect blend of charm and practicality, this extended home boasts spacious living accommodation alongside generous outdoor space. Ideal for a couple or small family, the property is perfectly situated within walking distance of superb local schools, pubs, and shops. Excellent public transport links are also available via local bus routes and Croston railway station, which sits on the Preston to Liverpool line.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. Directly ahead, you will enter the spacious lounge, which features a charming multi-fuel burner and a large window overlooking the front aspect. From here, you will move through to the spacious yet cosy dining room, which offers ample space for a large family dining table, alongside a central fireplace and convenient access to the understairs storage. The dining room flows seamlessly into the bright and airy kitchen/breakfast room at the rear. The contemporary fitted kitchen offers ample storage, with an integrated oven, microwave, hob, and dishwasher, alongside a convenient breakfast bar with seating for two. Double patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. Completing the ground floor is a practical WC/utility room, conveniently located off the kitchen.

Moving upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and the second bedroom boasting picturesque open views to the rear. A modern four-piece family bathroom completes this level.

The home also benefits from a boarded loft, providing useful additional storage with convenient pull-down ladder access. Further improvements include newly upgraded front windows and a new front door.

Externally, to the front, the property benefits from two off-road parking spaces located directly in front of the home. To the rear is an impressively sized garden featuring a flagged patio and spacious lawn, surrounded by established planting. At the far end of the garden is a convenient brick storage shed, beyond which lies an additional secluded patio area, providing a lovely spot to relax and enjoy the picturesque views across the surrounding farmland.

Early viewing is highly recommended to fully appreciate the space, character, and outdoor areas this lovely property has to offer.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB









T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB











T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB









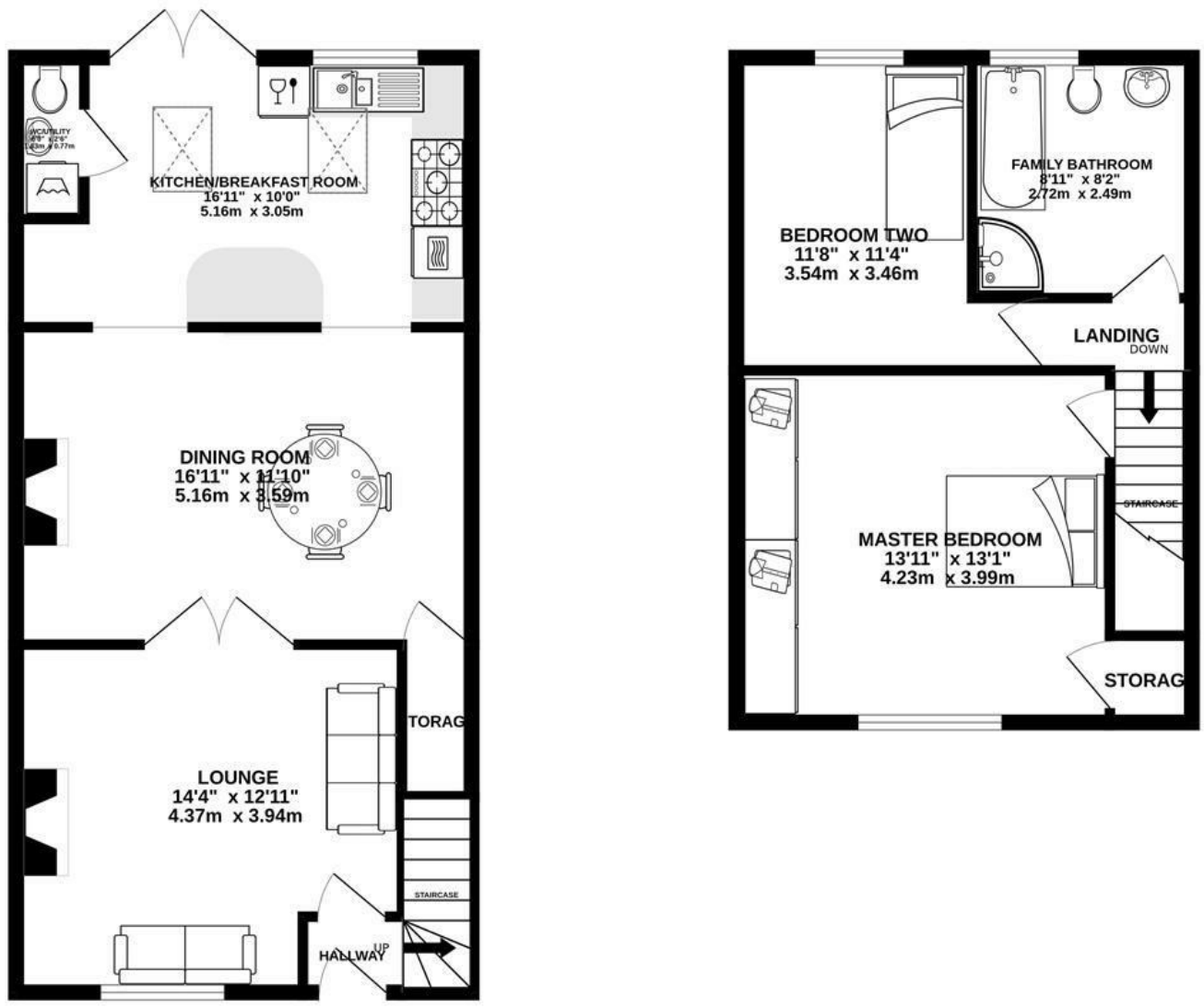


T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

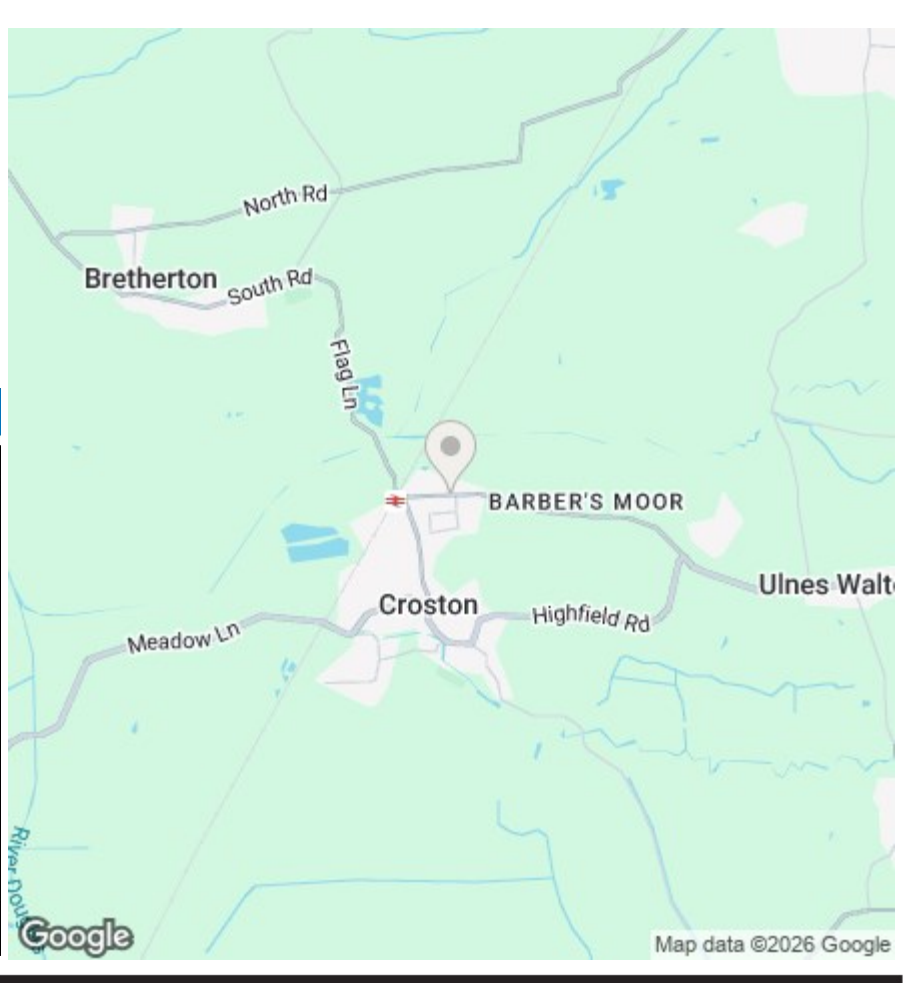
1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.

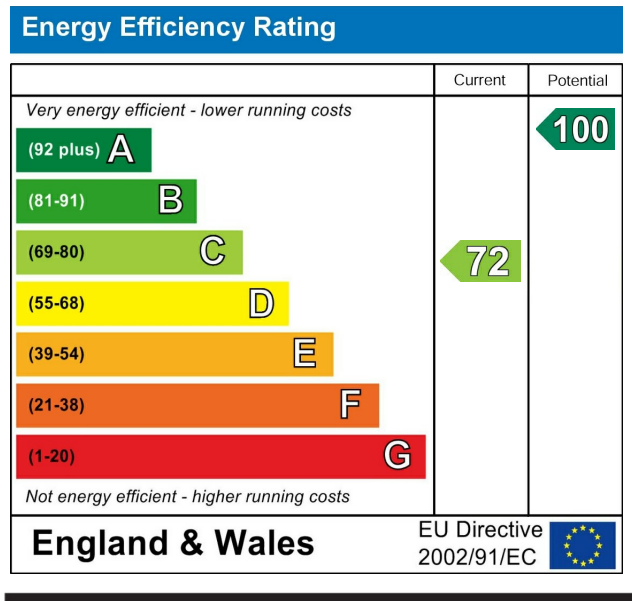


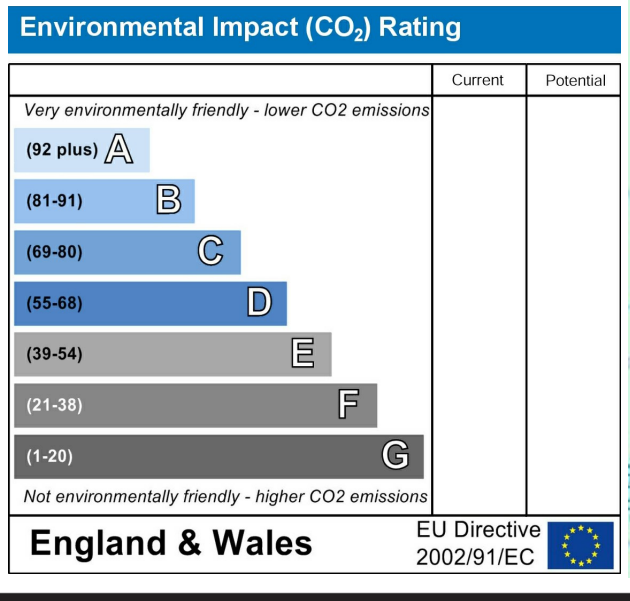
TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB