



**Croston Road, Farington Moss, Leyland**

**Offers In The Region Of £375,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, with No Chain, situated within the highly sought-after area of Farington Moss, Leyland. Offering generous living accommodation throughout alongside a superb large plot, this impressive property is ideal for growing families seeking both comfort and convenience. The home enjoys a peaceful setting whilst remaining close to Leyland town centre, where a wide range of shops, bars, restaurants, pubs and well-regarded schools can be found. Excellent travel links are nearby, including Leyland railway station with direct services to Preston, Manchester and Liverpool, regular bus routes to Leyland, Preston and Chorley, and easy access to the M6, M61 and M65 motorways, making this an ideal location for commuters.

Stepping into the property through the side entrance hall, you are welcomed into a bright and inviting interior. The spacious lounge benefits from two large front-facing windows that allow plenty of natural light to flood the room, whilst a feature fireplace creates a warm focal point. Moving through, the dining room opens seamlessly into an additional sitting area, creating a fantastic open-plan living space ideal for entertaining or family life, with sliding doors leading directly out to the garden. The kitchen is well-equipped with a double oven, induction hob and ample storage, alongside direct access to the rear garden. The ground floor also benefits from a convenient WC.

To the first floor, the spacious landing leads to three excellent double bedrooms. The impressive master bedroom enjoys an open-plan ensuite shower and sink area, creating a stylish and contemporary feel. Bedroom two benefits from fitted wardrobes, whilst bedroom three also offers built-in wardrobes, providing excellent storage solutions. Completing the first floor is the modern three-piece family bathroom.

Externally, the property is set back from the road behind a substantial front garden laid mainly to lawn with established plants and shrubs. A generous driveway provides parking for up to three vehicles and leads to the integral double garage. To the rear, the secluded garden offers a wonderful outdoor retreat, featuring a paved patio seating area, mature trees and planted borders, as well as a greenhouse and rear access into the garage.

The property was also built originally as a four bedroom house and can easily be reverted back to four bedrooms. Combining spacious living, privacy and a fantastic location, this is a superb family home not to be missed.













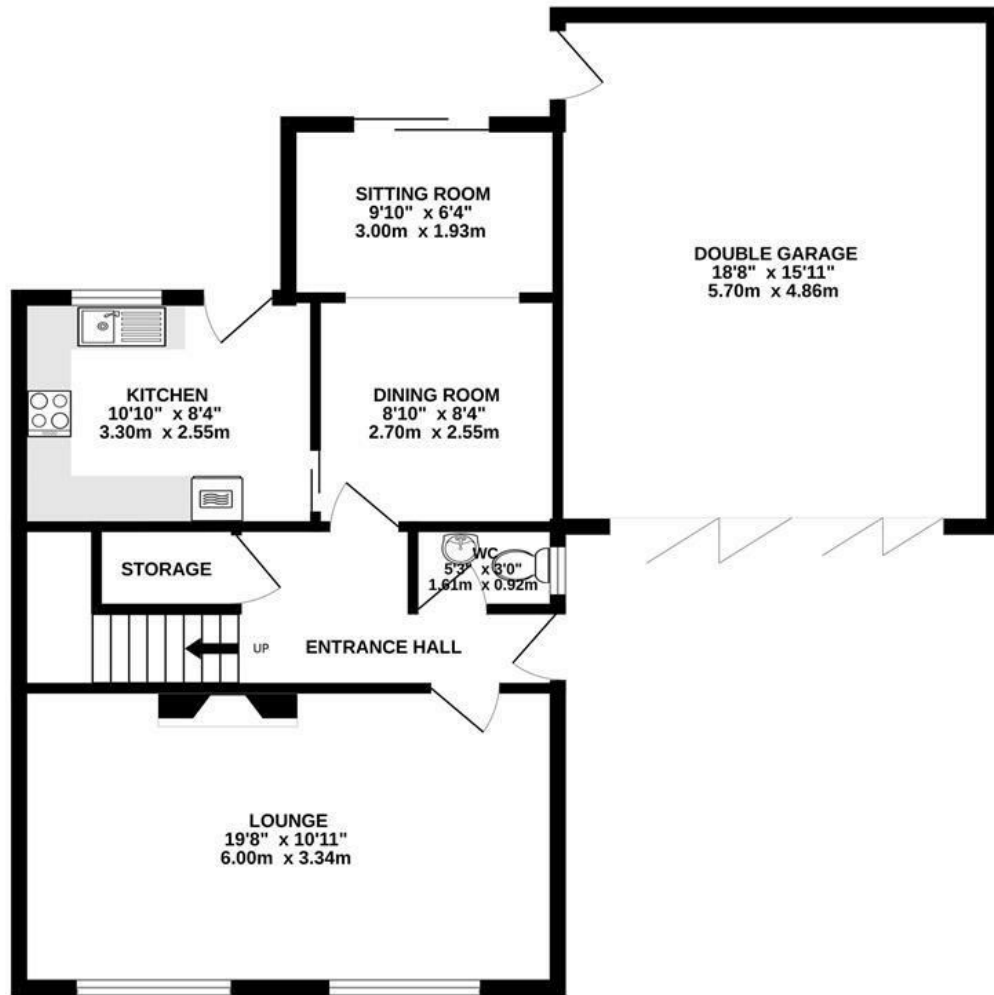




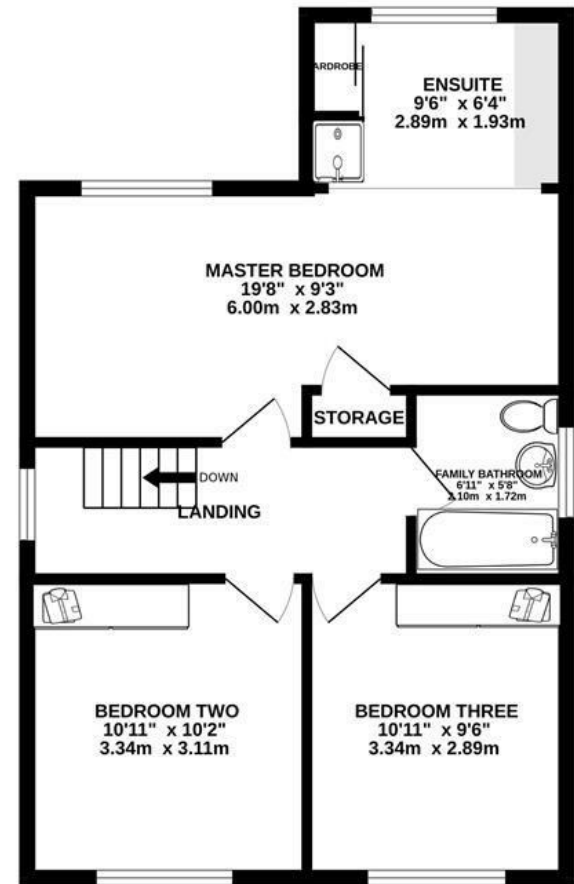




GROUND FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.

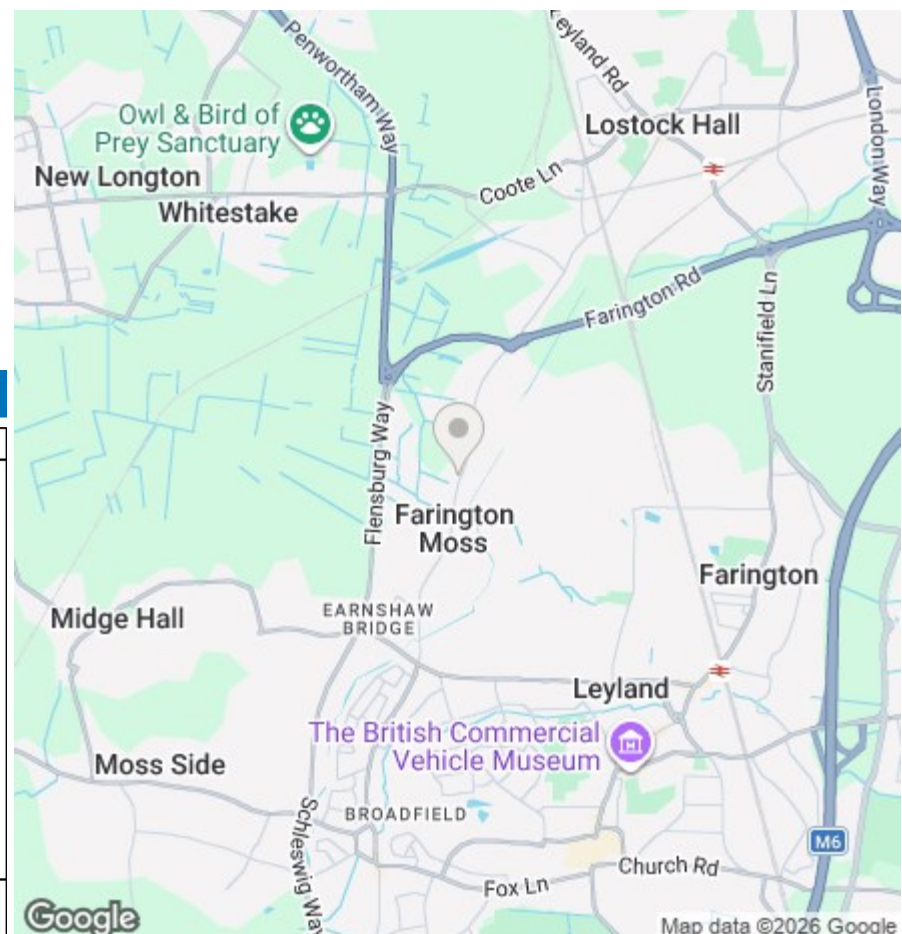


TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

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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### Energy Efficiency Rating

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>	<b>65</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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	