



Croston Road, Farington Moss, Leyland

Guide Price £260,000

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.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

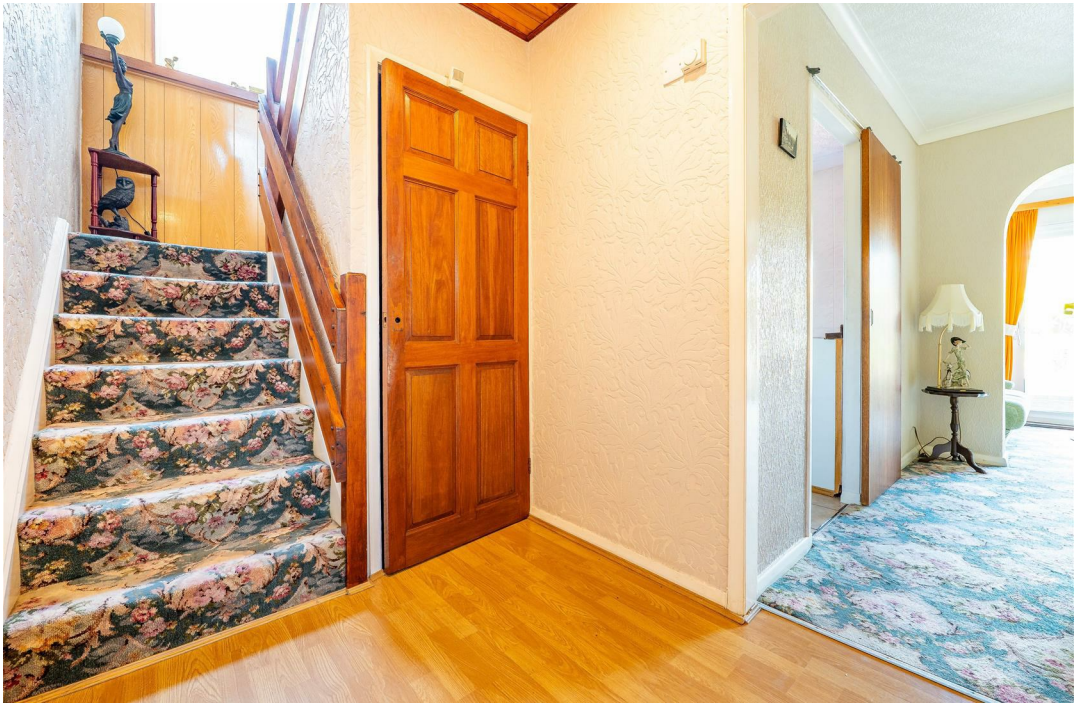














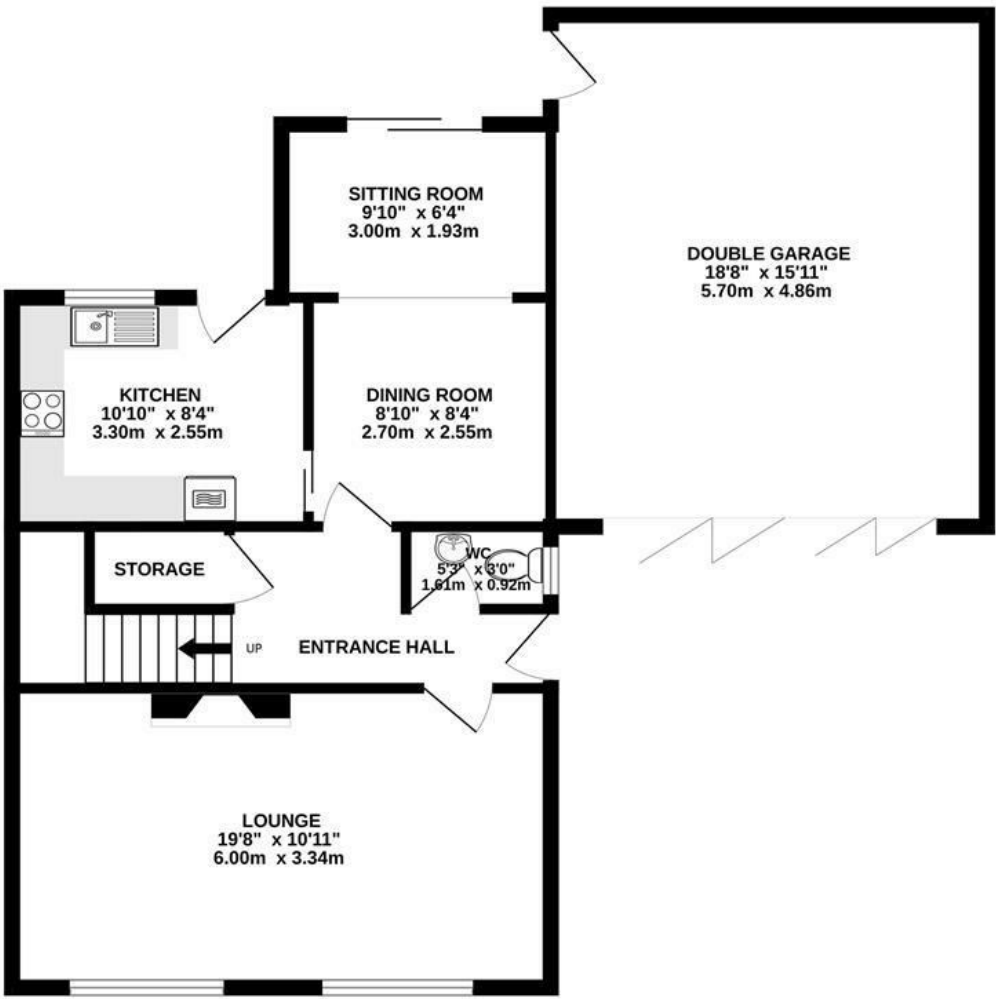




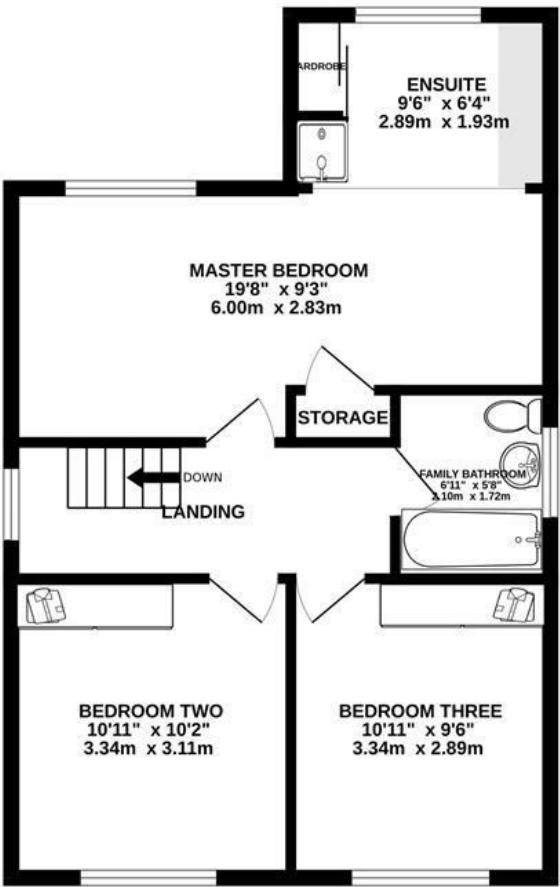


BEN ROSE

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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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		
	65	74
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	

