



## **The Pastures, Croston Road, Farington Moss**

**£270,000**

The Morden is designed for modern living, thoughtfully arranged across three impressive floors to offer flexibility, comfort, and style for every stage of life. Whether you're stepping onto the property ladder, growing your family, or simply looking for extra space to suit your lifestyle, this contemporary home adapts effortlessly to the way you live.

At the heart of the home is a spacious open-plan kitchen and dining area, complete with integrated appliances and French doors that open onto the garden. This light-filled space creates a seamless connection between indoors and outdoors, perfect for entertaining friends, family dining, or enjoying everyday moments together. The welcoming living room offers a cosy retreat to relax and unwind, while still flowing naturally into the social hub of the home.

The first floor features two well-proportioned bedrooms alongside a stylish family bathroom, offering versatile accommodation that can easily adapt to your needs. Whether you require children's bedrooms, a guest room, home office, dressing room, or hobby space, The Morden provides the flexibility to make it your own.

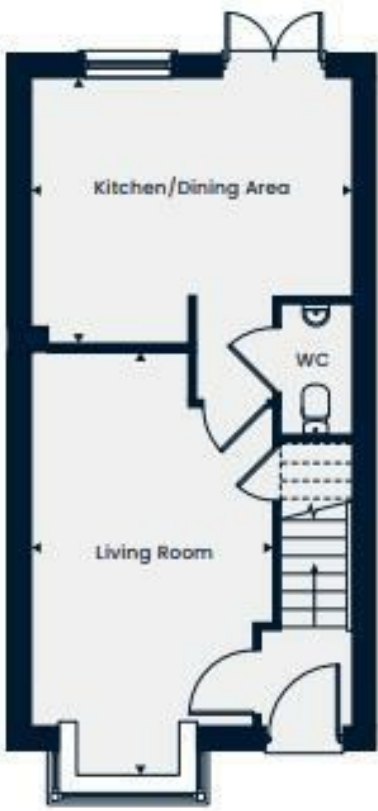
Occupying the entire top floor, the impressive main bedroom suite creates a private sanctuary away from the rest of the home. Generous in size and complete with its own en-suite shower room, this elegant retreat is designed with comfort and relaxation in mind, offering the perfect space to escape at the end of the day or provide guests with their own dedicated floor.

Externally, The Morden combines contemporary design with attractive kerb appeal, creating a stylish home that is as practical as it is inviting.

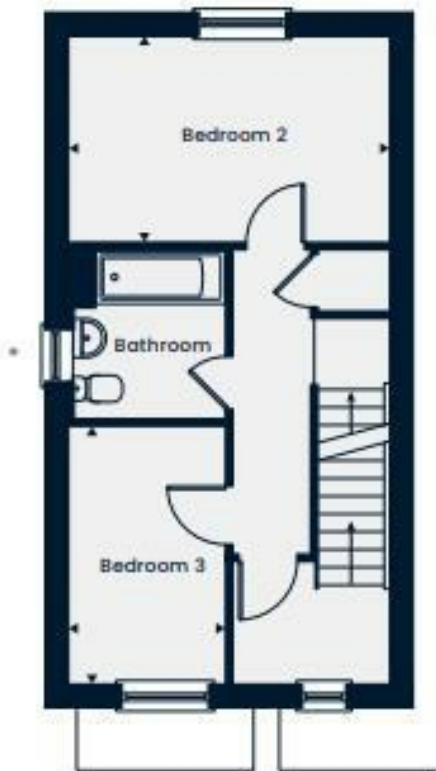




BEN  ROSE



**Ground Floor**  
Kitchen/Dining Area  
4.16m x 3.49m | 13'7" x 11'5"  
Living Room  
5.52m x 3.14m | 18'1" x 10'3"



**First Floor**  
Bedroom 2  
4.16m x 2.68m | 13'7" x 8'9"  
Bedroom 3  
3.35m x 2.03m | 10'11" x 6'7"



**Second Floor**  
Main Bedroom  
6.80m x 4.16m | 22'3" x 13'7"

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 |                         |                                                                                       |
| England & Wales                                                 | EU Directive 2002/91/EC |  |

