



Morley Croft, Farington Moss, Leyland

Offers Over £319,995

Ben Rose Estate Agents are delighted to present to market this well-presented four-bedroom detached property, located in a highly sought-after residential area in the heart of Farington Moss. Ideal for families, this charming home offers an abundance of space throughout. The property is conveniently situated just a short distance from Leyland town centre, providing easy access to a range of local amenities including shops, cafés, and scenic walking routes. Excellent transport links are also within close reach, with access to the M6 and M61 motorways, regular bus services, and Leyland train station—making commuting to surrounding areas both simple and efficient. Early viewing is highly recommended to avoid disappointment.

As you step into the property, you are greeted by a welcoming entrance hallway, where a staircase leads to the upper level. Just off the hallway is the spacious lounge, featuring a charming fireplace and a beautiful bay window overlooking the front aspect. Continuing through, you'll enter the modern kitchen/diner. The fitted kitchen provides ample storage, an integrated oven and hob, and space for freestanding appliances. A convenient utility room, located just off the kitchen, offers additional storage and appliance space, along with access to a WC. Adjacent to the kitchen/diner is the formal dining room—a versatile space that could alternatively be used as a sitting room, playroom, or even a fifth bedroom. The kitchen/diner also opens into a bright and airy conservatory at the rear, providing a perfect space to enjoy the garden, which can be accessed through a single patio door. Completing the ground floor is a generously sized office located near the entrance of the home.

Upstairs, you will find four well-proportioned bedrooms. All but the fourth bedroom benefit from integrated storage, while the master bedroom also boasts an en-suite shower room. A four-piece family bathroom completes the upper level.

Externally, the property features a private driveway to the side, offering off-road parking and leading to a detached single garage. To the rear, you'll find a delightful garden comprising a flagged patio and a generously sized lawn—perfect for relaxing or entertaining.















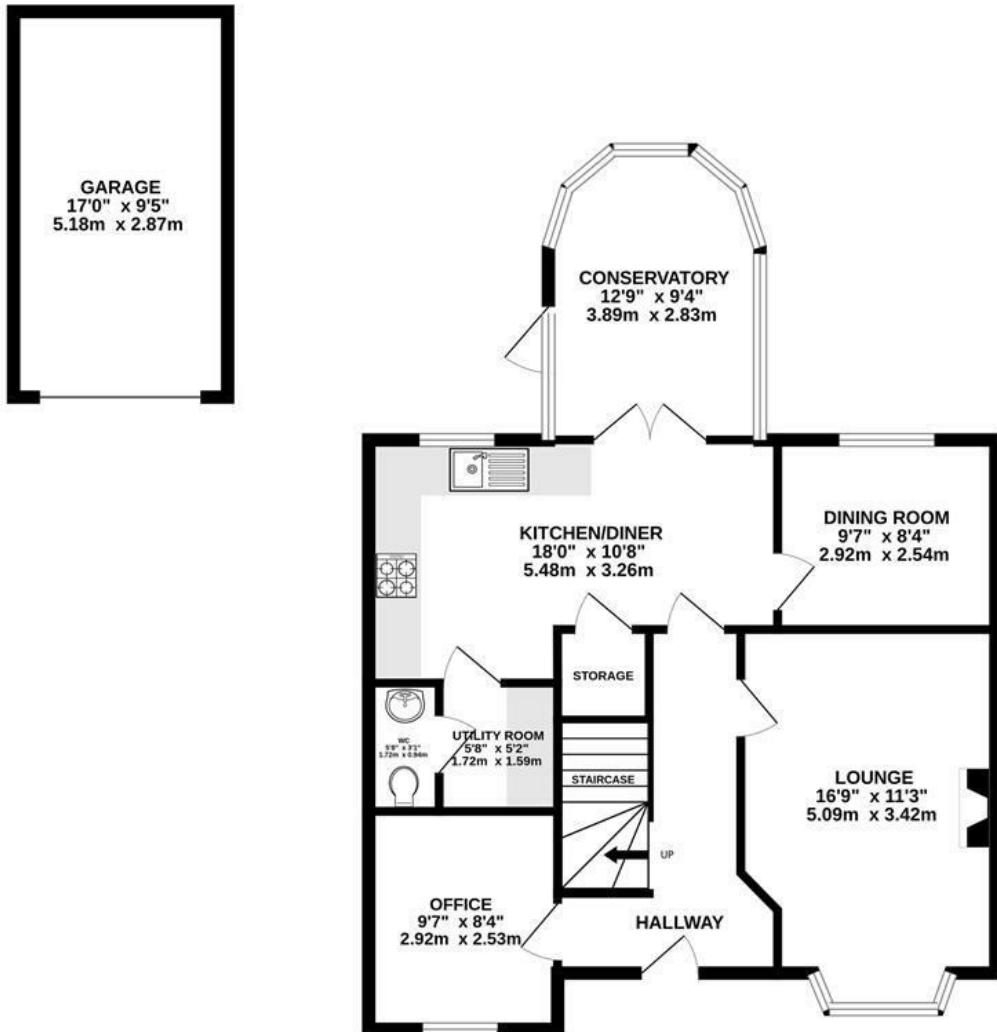






BEN ROSE

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1589 sq.ft. (147.6 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 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	

