



**Croston Road, Farington Moss, Leyland**

**Offers Over £425,000**

Ben Rose Estate Agents are pleased to bring to market this beautifully presented three-bedroom detached home, set on a fantastic plot in a sought after area of Leyland. Perfectly suited to family living, the property offers an abundance of both indoor and outdoor space and has been fully renovated and modernised to a high standard throughout, creating a comfortable, move-in ready home. Ideally located close to Leyland town centre, the property benefits from excellent local schools, shops, and amenities, along with superb transport links via the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into a bright and spacious reception hallway which provides access to all ground floor room and where a staircase leads to the upper level. To the left, you will find the spacious lounge, which features a charming gas stove fireplace and a beautiful bay window overlooking the front aspect. On the opposite side of the hallway is a second reception room, also benefiting from a large bay window, offering a versatile space ideal for use as a home office, playroom, additional sitting room, or even a fourth bedroom. Continuing through, you will enter the stunning kitchen/diner. Recently fitted, the contemporary kitchen features sleek wall and base units providing ample storage, along with integrated appliances including an oven, hob, microwave, and dishwasher. The dining area offers plenty of space for a large family dining table and is enhanced by impressive tri-folding doors that open onto the rear garden, creating a seamless indoor-outdoor flow. A convenient WC/cloakroom is also accessed from this space.

Returning through the ground floor, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. A modern three-piece family bathroom, featuring an over-the-bath shower and underfloor heating, completes this level.

Moving upstairs, you will discover a generously sized master bedroom, which benefits from access to ample eaves storage.

Externally, the home sits on an impressively sized plot, with well-maintained gardens to both the front and rear. Ideal for families with multiple vehicles, the property offers extensive off-road parking via a paved driveway to the front and side, leading to a spacious courtyard-style rear garden. This low-maintenance outdoor space features a large paved patio, a triple garage, and a convenient storage shed - perfect for both practical use as well as relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the generous indoor and outdoor space on offer and to avoid potential disappointment.















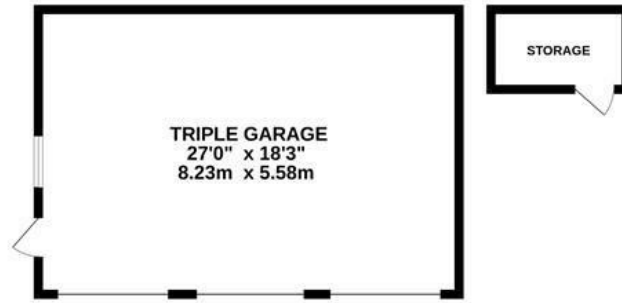




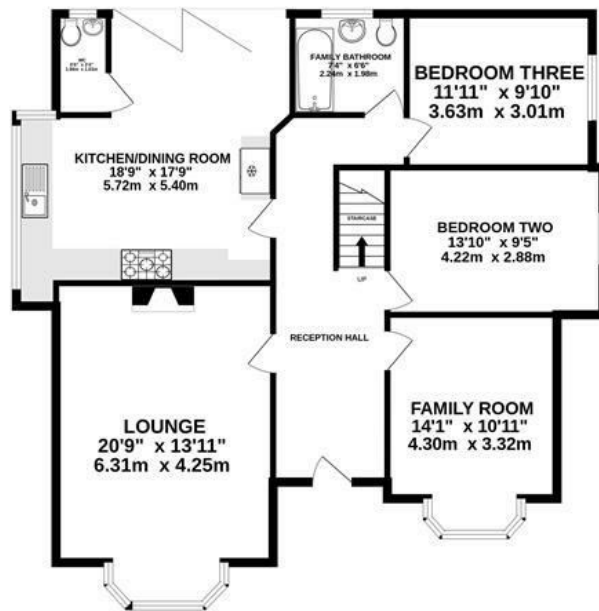


# BEN ROSE

GROUND FLOOR  
1696 sq.ft. (157.5 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

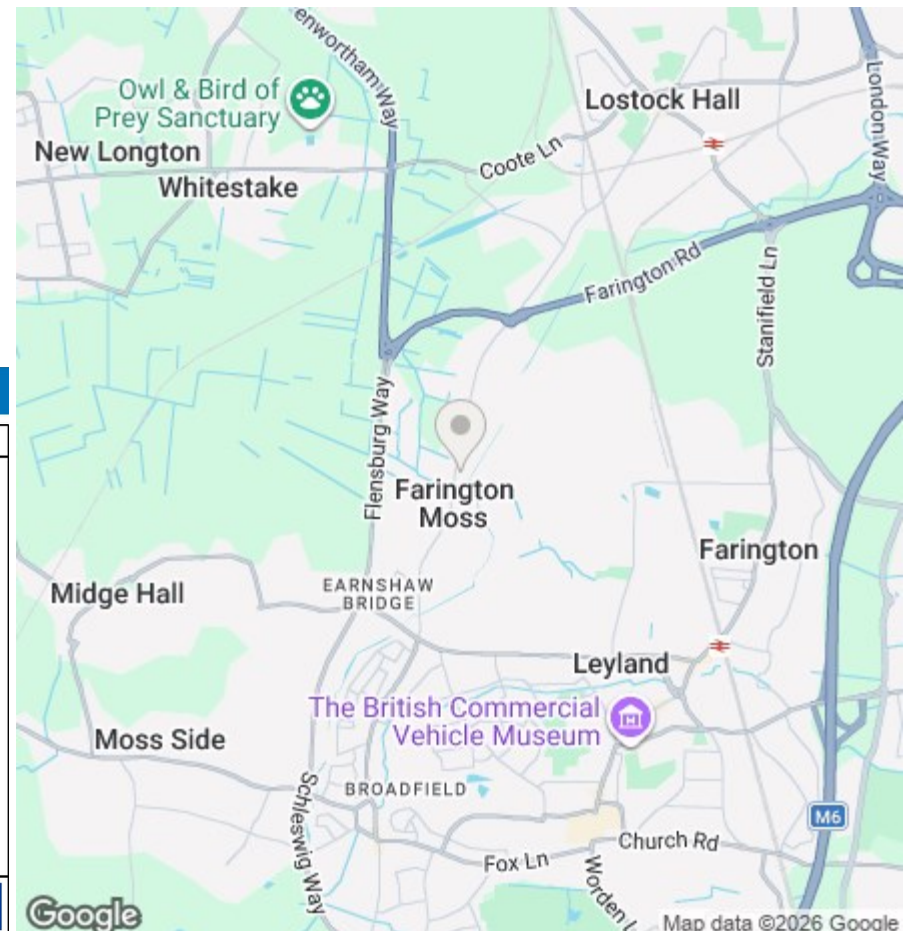


TOTAL FLOOR AREA : 2141 sq.ft. (198.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>70</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

	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	