BEN ROSE



Langdale Avenue, Croston, Leyland

Offers Over £250,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three bedroom semi-detached home, situated in a highly sought-after village location in the heart of Croston, Lancashire - ideally situated in the catchment for Trinity & St Michaels Primary School and Bishop Rawstorne High School. Positioned within a quiet residential area, this ideal family home offers generous living space and a tasteful, neutral décor throughout, making it a perfect blank canvas for the next buyer to truly make their own. With thoughtful upgrades including a newly installed loft hatch and ladder, along with a newly decorated vestibule, staircase and landing, the home is ready to move straight into while still offering exciting scope for personalisation. Croston is renowned for its charming village atmosphere, independent shops, cafés and traditional pubs, as well as well-regarded local schools, making it particularly popular with families. The property also benefits from excellent travel links, with Croston train station within a five minute walk away that provides direct routes to Preston and Ormskirk, convenient bus connections nearby, and is only a short drive to the M6 and M61 motorways for commuting to surrounding towns and cities such as Chorley, Leyland, Manchester and beyond. With picturesque countryside walks close by and everyday amenities within easy reach, this home perfectly combines village living with modern convenience.

Stepping through the front door, you are welcomed into a bright vestibule with space to hang coats and store shoes, creating a practical entrance for busy family life. The staircase rises from here, enhanced by the recent decorative updates that give a fresh and inviting feel. To the front of the home is the spacious lounge, centred around a feature fireplace and complemented by a large front-facing window that allows natural light to flood the room. There is also access to useful under stair storage, ideal for keeping the space clutter-free. Moving towards the rear, you'll find the impressive open plan kitchen/diner. The modern kitchen is fitted with a range of integrated appliances including an induction hob with extractor over, dishwasher, dual ovens and a fridge/freezer. There is ample worktop and cupboard space, along with space for a family dining table. French doors open directly out to the garden, creating a wonderful indoor-outdoor flow.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom and bedroom two are both comfortable doubles, each benefitting from fitted wardrobes that maximise storage while maintaining floor space. Bedroom three is a versatile room, ideal as a nursery, child's bedroom or home office, while still comfortably accommodating a single bed if required. Completing the accommodation is the three-piece family bathroom, fitted with an over-the-bath shower, wash basin and WC, all presented in a clean and neutral style.

Externally, the property continues to impress. To the front, there is a generous driveway providing off-road parking for up to four cars, leading down the side of the property to a single detached garage at the rear. A well-maintained front lawn and a mature tree add to the kerb appeal and give the home a welcoming first impression. The rear garden has been thoughtfully landscaped to create a low-maintenance yet attractive outdoor space, featuring ample seating areas, a central artificial lawn and a partially roofed pergola—ideal for outdoor dining or relaxing.

This is a wonderful opportunity to secure a spacious and well-maintained family home in one of Croston's most desirable residential settings.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





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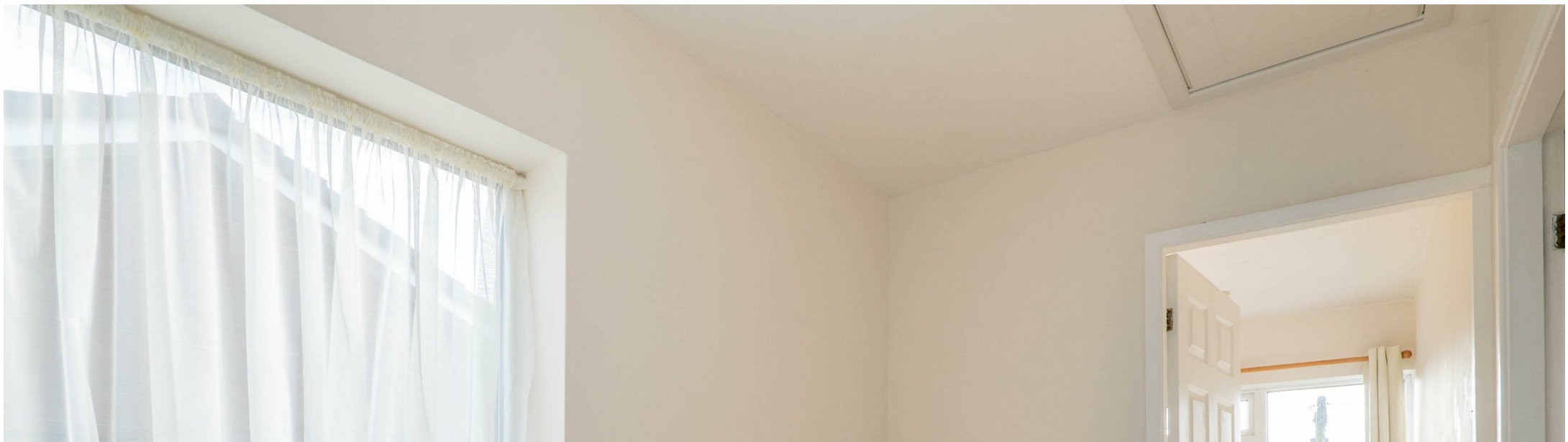

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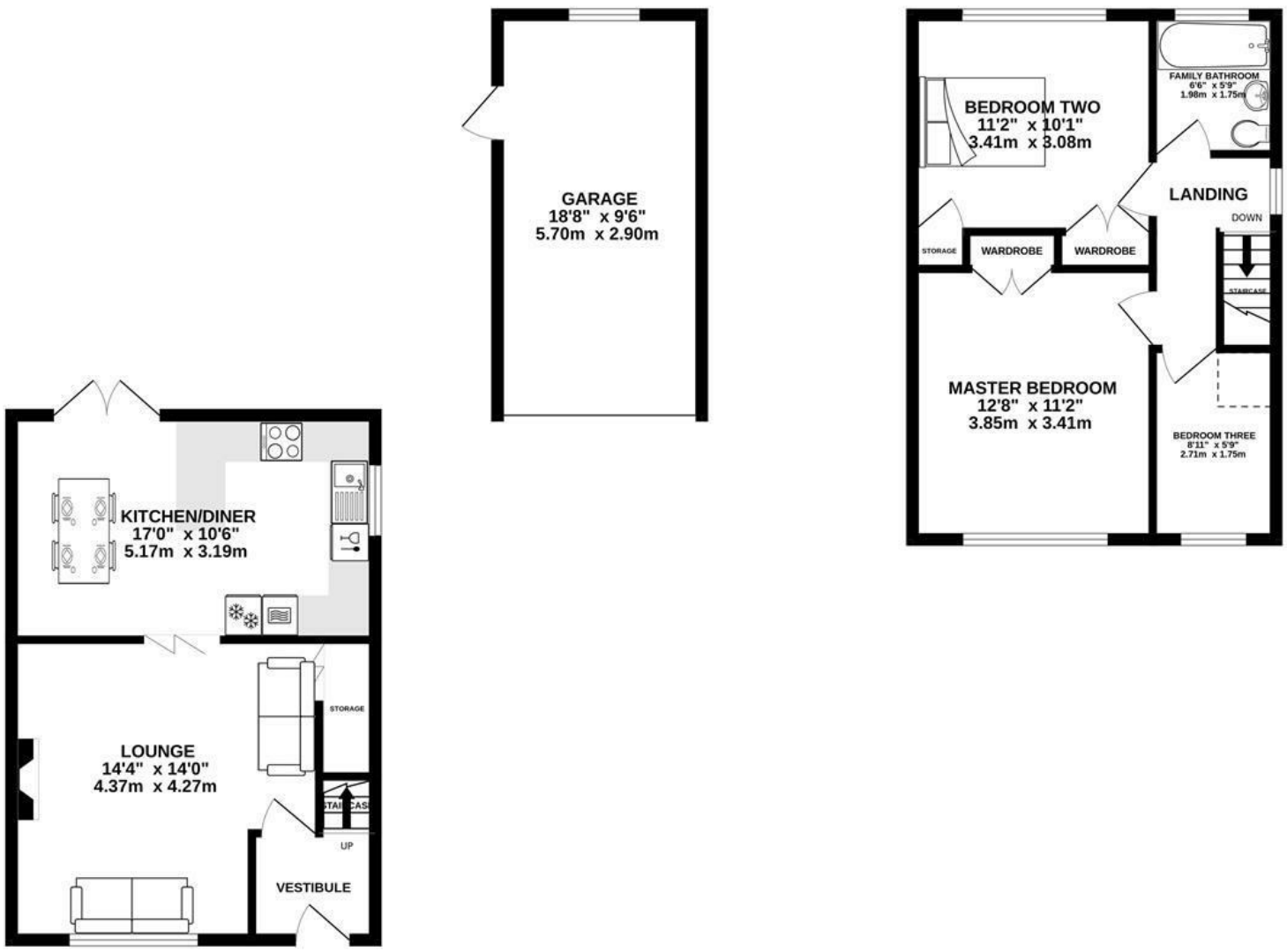




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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

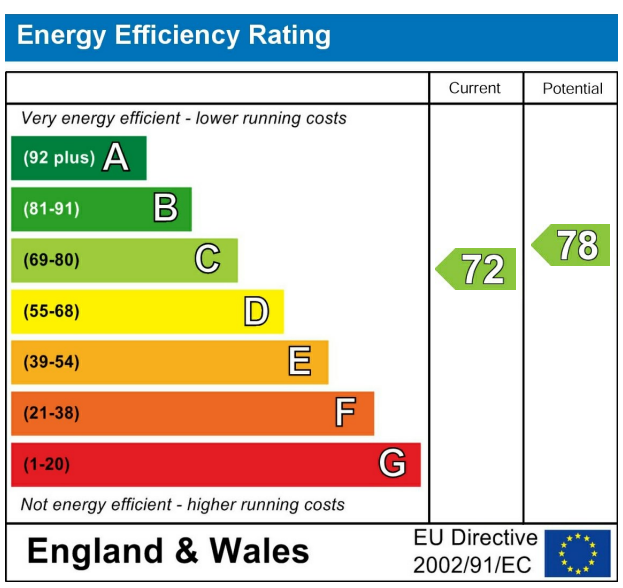
1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

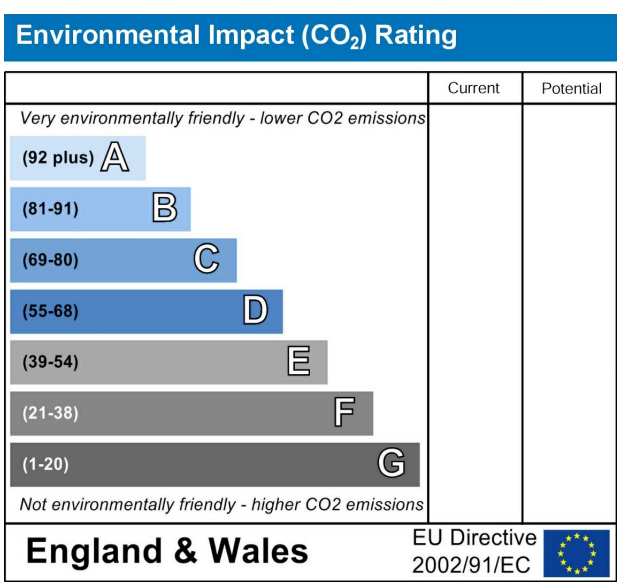


TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

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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