



**Pear Tree Road, Croston, Leyland**

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to the market this three-bedroom semi-detached property, located in a highly sought-after residential area of Leyland. While the home would benefit from some modernization, it offers abundant potential, making it an excellent opportunity for buyers looking to add their personal touch and maximize its value. Ideally situated, the property is just a short drive from Leyland town centre, providing easy access to superb local schools, shops, and amenities. It also benefits from fantastic travel links via local bus routes and the nearby M6 and M61 motorways, ensuring convenient connectivity.

Stepping into the property, you are welcomed by a bright entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, with feature fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table. A single doorway leads from the dining area into the kitchen, fitted with an integrated oven and hob, along with space for additional freestanding appliances. Adjacent to the kitchen is a convenient utility room, providing extra storage and space for freestanding appliances, as well as a separate WC.

Moving upstairs, the property offers three well-proportioned bedrooms, with bedrooms two and three benefiting from integrated storage. A modern three-piece family bathroom completes this floor.

Externally, the front of the property boasts a well-maintained garden alongside a flagged driveway, providing off-road parking for multiple vehicles. To the rear, a generously sized garden features a laid lawn and a flagged patio, complemented by a convenient storage shed and an outbuilding with a sink for added practicality.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

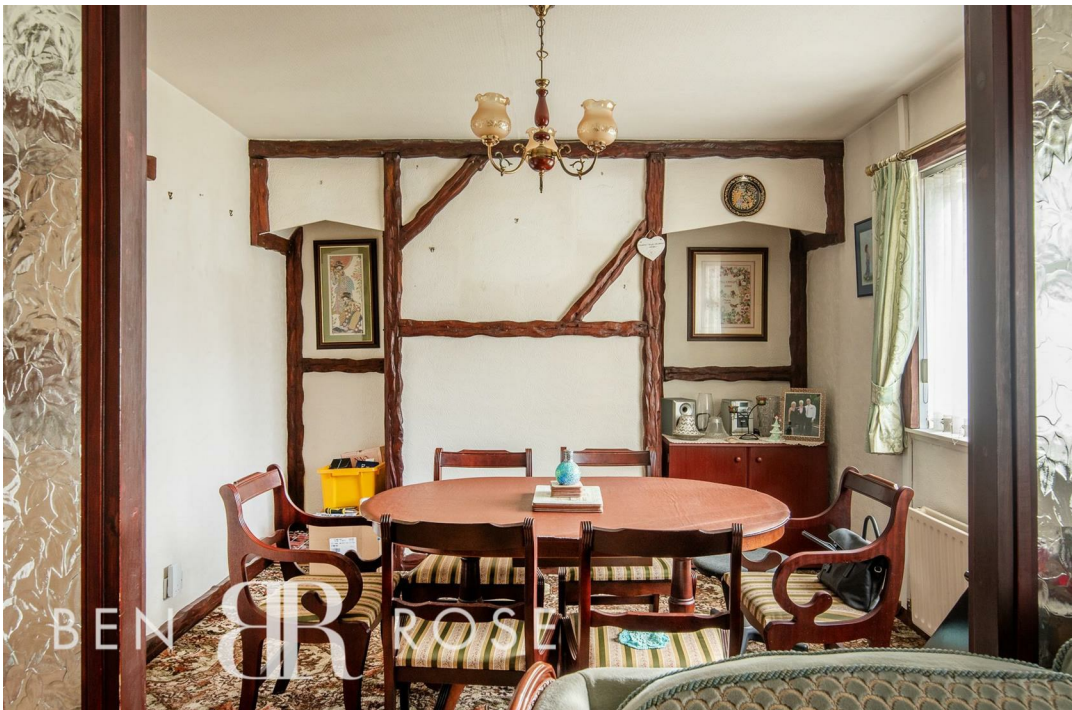




















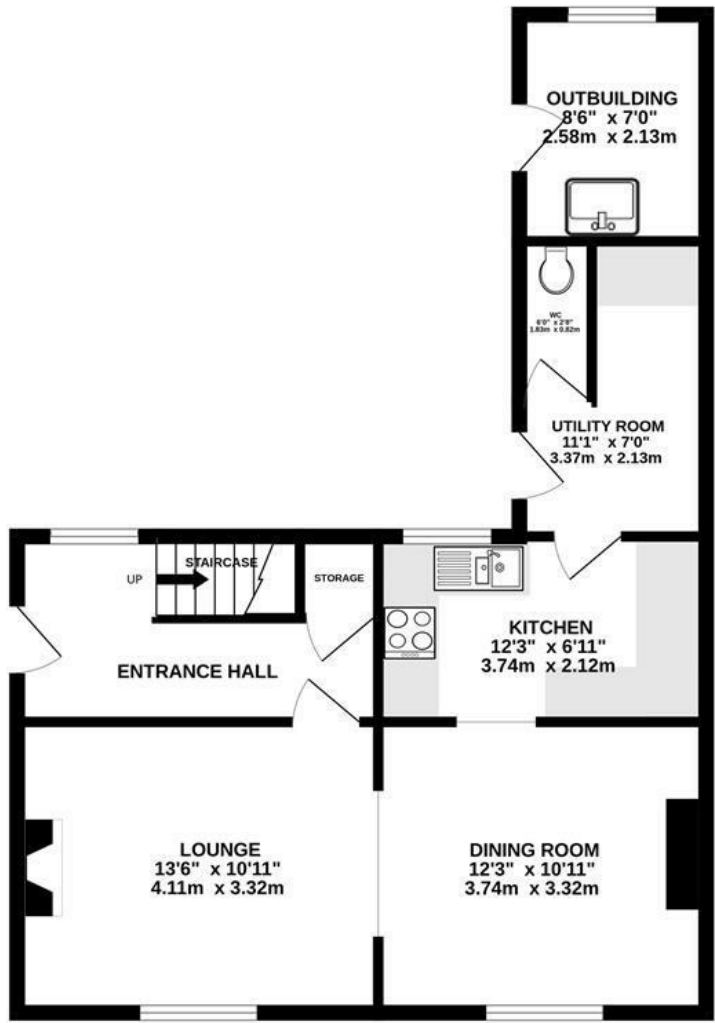




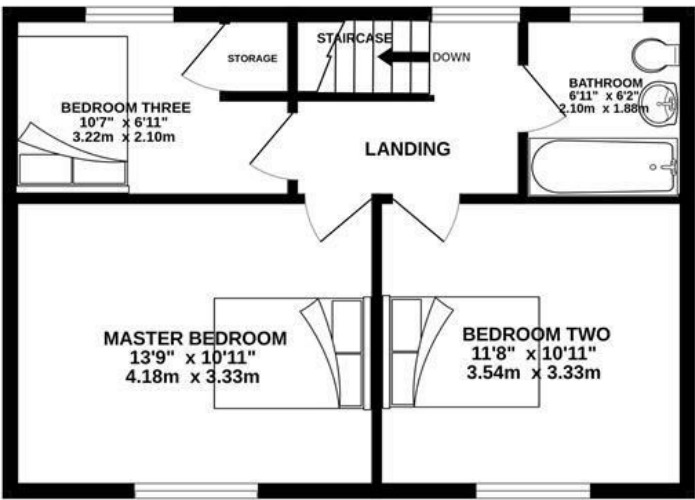


# BEN ROSE

GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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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		
	60	75
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	

