BEN ROSE

## Station Road, Croston, Leyland

## Offers Over £275,000

Ben Rose Estate Agents are pleased to present to market this truly stunning mid-terrace home, beautifully renovated throughout to an exceptional standard and positioned within the heart of the highly desirable village of Croston. Offering stylish open-plan living, high-end finishes, and an abundance of charm and character, this is a home that effortlessly blends modern family living with a warm and inviting atmosphere. Properties of this calibre rarely come to market in Croston, making this an exciting opportunity for families and couples alike. Croston train station is within easy reach, offering convenient links to Preston, Ormskirk, and beyond, whilst nearby motorway connections including the M6 and M61 provide excellent commuter access. Surrounded by beautiful countryside walks and charming village scenery, this home offers the perfect balance between rural tranquillity and modern convenience.

Stepping through the front porch and into the entrance hall, you are immediately greeted by the home's impressive finish, with gorgeous herringbone flooring setting the tone from the outset. The hallway leads through to a stunning lounge, beautifully presented with a light and airy feel, centred around a feature log burner that creates a cosy yet elegant focal point. The property then opens up into an incredible extended open-plan living space to the rear, designed perfectly for modern family life and entertaining. The kitchen diner is simply breathtaking, fitted with stylish contemporary cabinetry, a classic Belfast sink, and a range of integrated appliances including a washer, dishwasher, and fridge freezer. A cleverly designed built-in breakfast station provides the ideal space to house smaller appliances such as a coffee machine and toaster, keeping the kitchen sleek and uncluttered. Flowing seamlessly from here is the dining area, complete with a feature electric fireplace and ample space for a large dining table.

The room is flooded with natural light thanks to impressive tri-folding doors overlooking the garden, as well as a skylight above, creating a bright and inviting atmosphere throughout. Completing the ground floor is a handy WC.

To the first floor, the sense of space continues with a generous landing featuring tall ceilings and additional storage space. There are two beautifully presented double bedrooms, both offering excellent proportions and tasteful décor. The family bathroom has been renovated to an outstanding standard and feels wonderfully luxurious, featuring a stunning freestanding bath alongside a separate walk-in shower, creating the perfect space to relax and unwind. Continuing up to the next floor, the property also benefits from an additional loft room with a large window, offering a versatile space ideal for a home office, hobby room, or occasional guest accommodation.

Externally, the property continues to impress. To the front is a charming gated flagged garden with decorative stone detailing, alongside convenient on-road parking. The rear garden is a fantastic size and has been thoughtfully designed to complement the home perfectly. Directly off the kitchen diner is a private patio seating area, ideal for outdoor dining and entertaining, which then leads onto a lawned garden bordered by mature shrubs and bushes. At the rear of the garden is private parking for two vehicles, a highly sought-after feature within the village. The garden also benefits from outdoor electricity points and a convenient external tap. Please note, neighbouring properties do have a right of access through the rear garden for bin access. Overall, this is an exceptional home finished to an impeccable standard throughout, offering stylish turnkey living in one of Lancashire's most desirable village locations.

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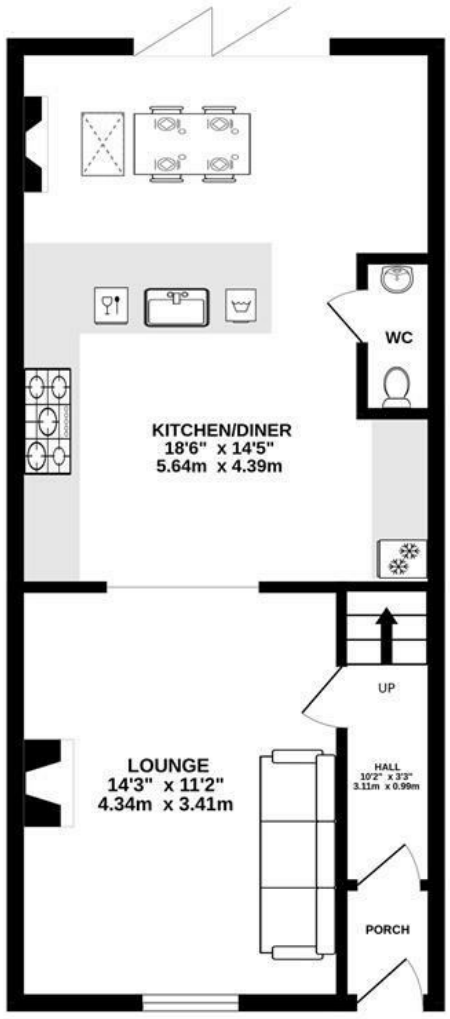
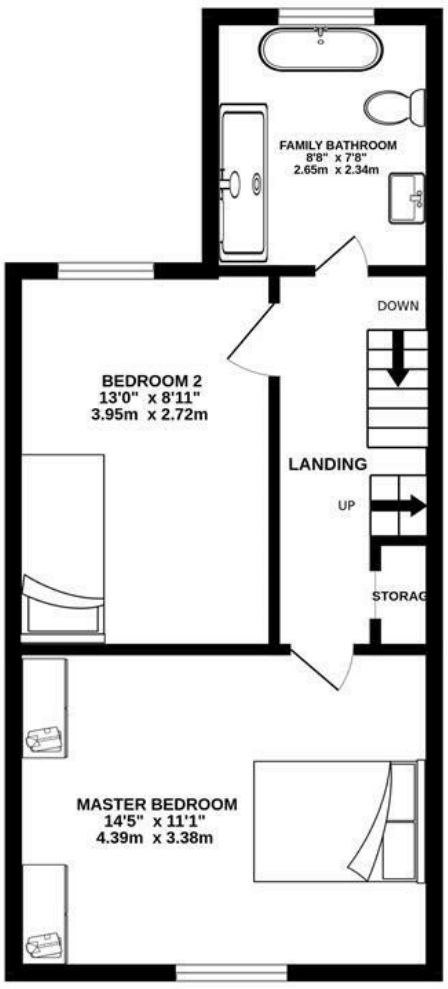
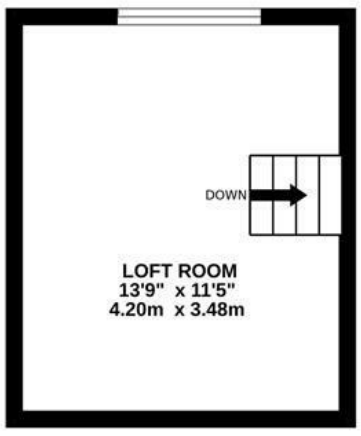
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.




1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.




2ND FLOOR
157 sq.ft. (14.6 sq.m.) approx.




TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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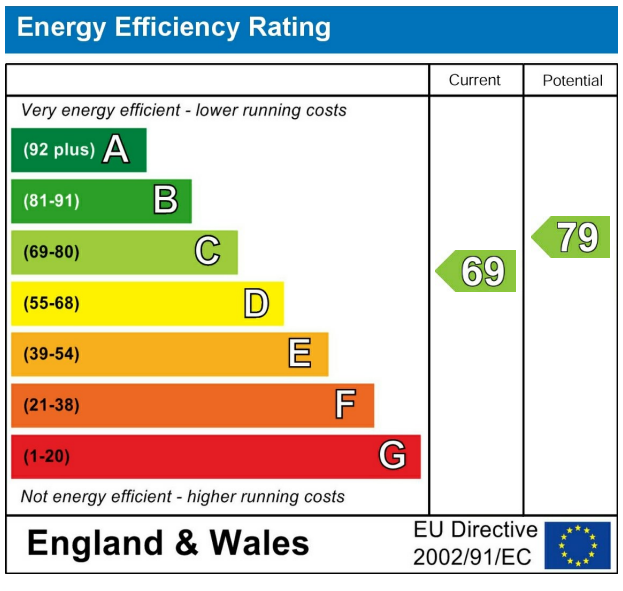
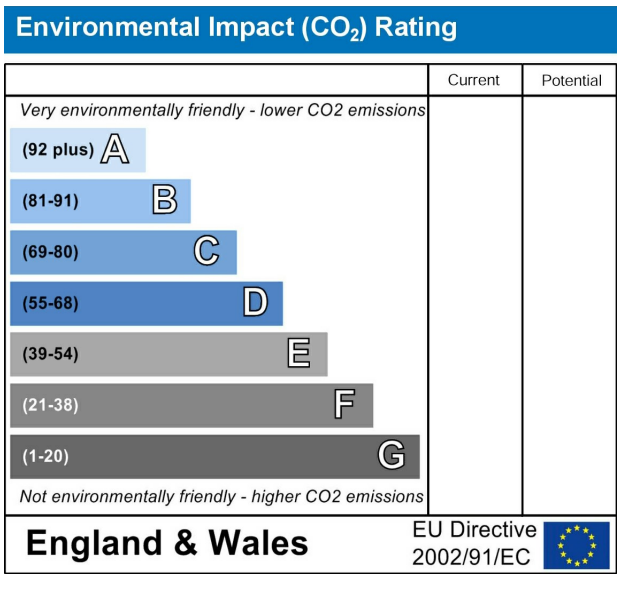
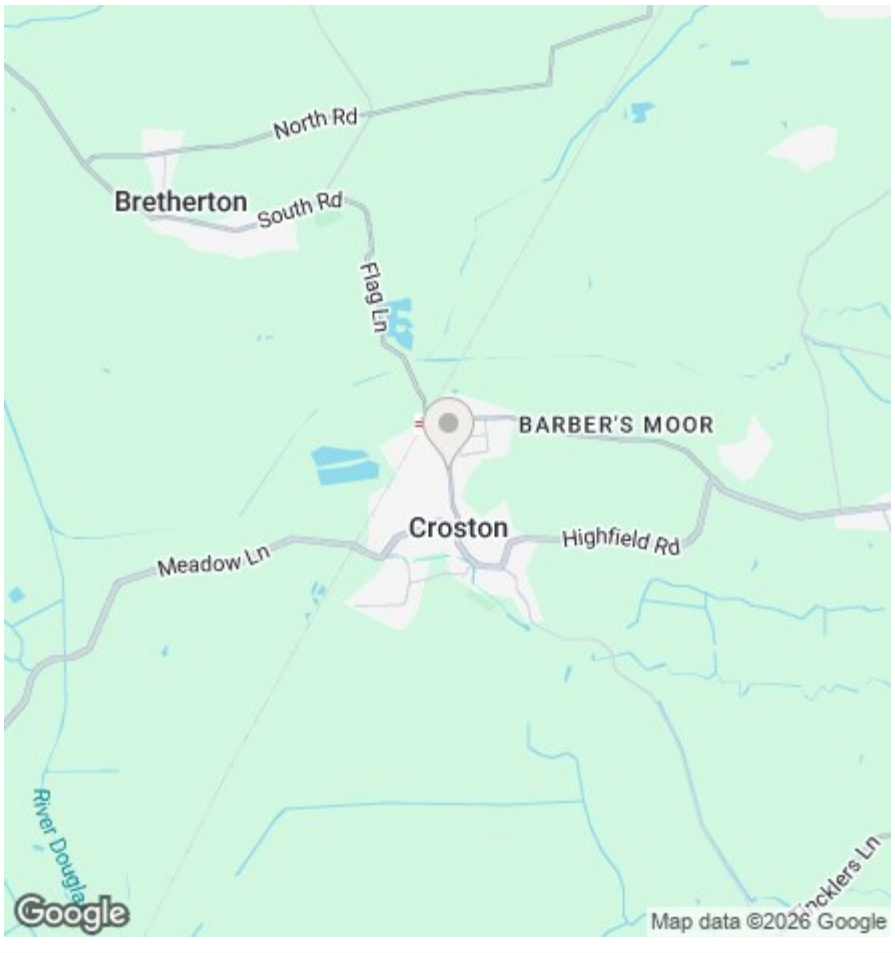
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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