



Croston Road, Farington Moss, Leyland

Offers Over £340,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, detached home in the desirable area of Farington Moss, Lancashire. Perfectly suited for family living, this spacious property offers a peaceful setting as well as its very own self-contained annex, while still being conveniently close to local amenities. Nearby, you'll find excellent travel links, including access to the M6 and M65 motorways, making commuting straightforward. For public transport, Leyland train station and several local bus routes are within easy reach, alongside well-regarded schools and shops.

Upon entering the property, you're welcomed into a bright reception hall with access to most of the ground floor rooms. To the front is a spacious lounge, featuring a beautiful bay window and a cosy fireplace, ideal for relaxing evenings. French doors lead into the open kitchen/diner, providing ample space for freestanding appliances and a family dining table. At the rear, the conservatory offers a light-filled space that connects seamlessly to the garden, perfect for additional relaxation or entertaining.

Moving upstairs, the open landing leads to three generously sized double bedrooms. The master bedroom boasts a modern en-suite shower room and fitted wardrobes, offering excellent storage. The remaining bedrooms share a three-piece family bathroom that includes an over-the-bath shower, ideal for family needs.

Externally, the property features a gated driveway with space for four cars, as well as a secluded front lawn. The rear of the home offers a low-maintenance courtyard area. Additionally, there is a self-contained annex beside the main house, complete with a lounge/kitchen area, bedroom with fitted wardrobes, and en-suite, providing flexibility for extended family or guests.

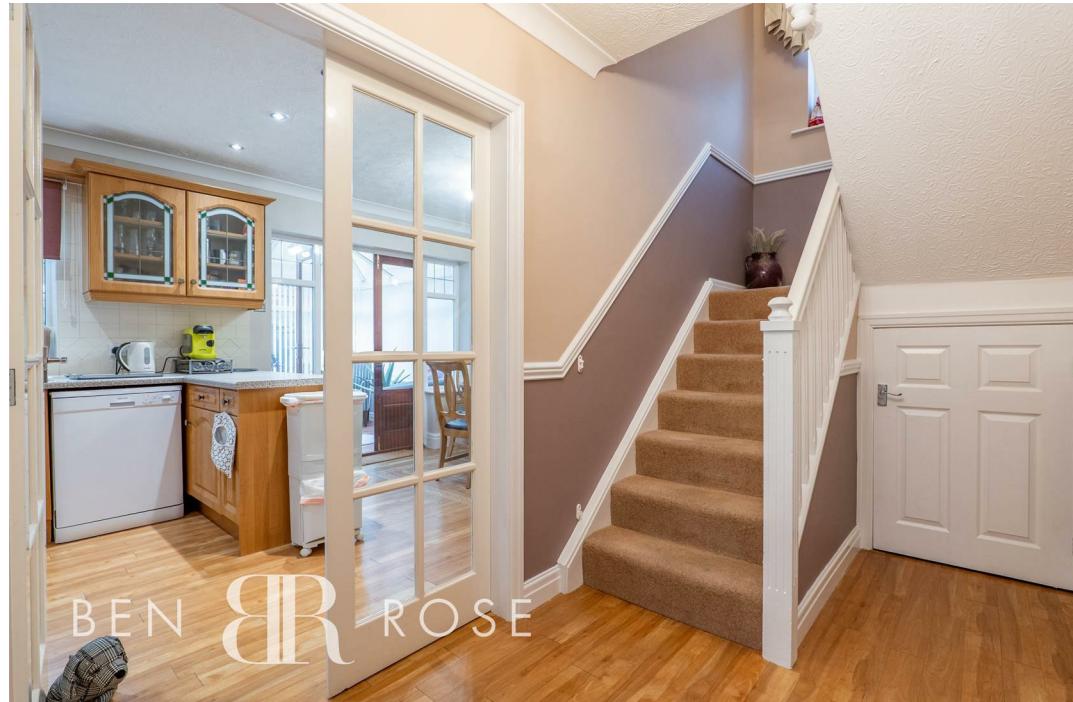
This property is the perfect family home with excellent amenities and transport links nearby, offering spacious accommodation both inside and out.



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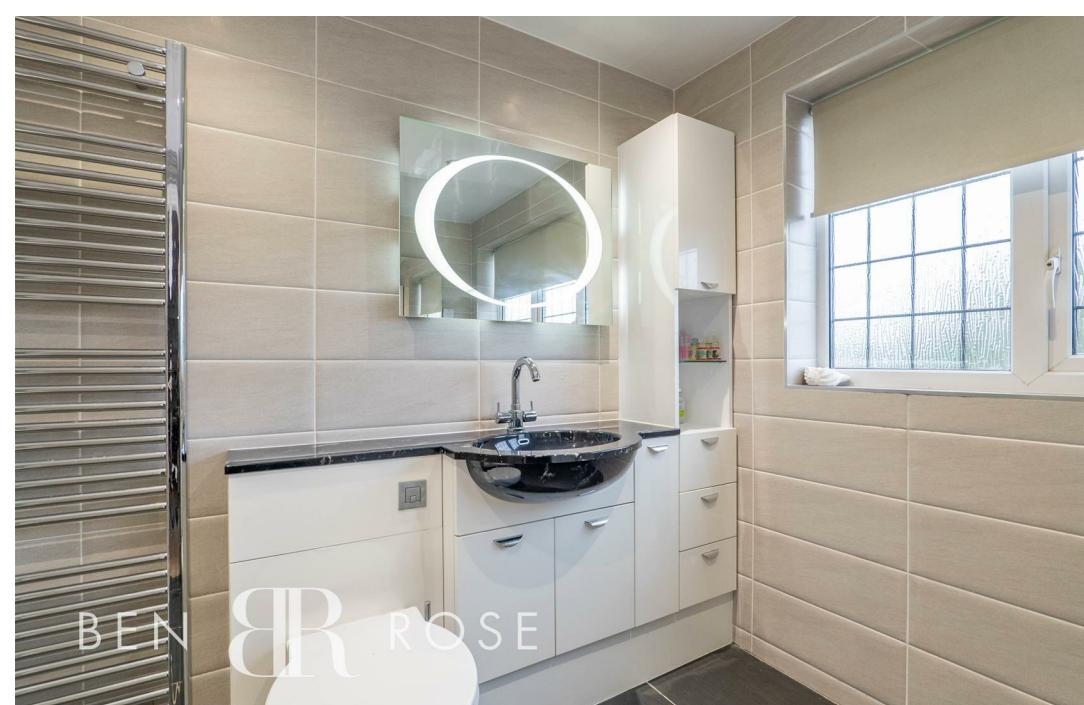
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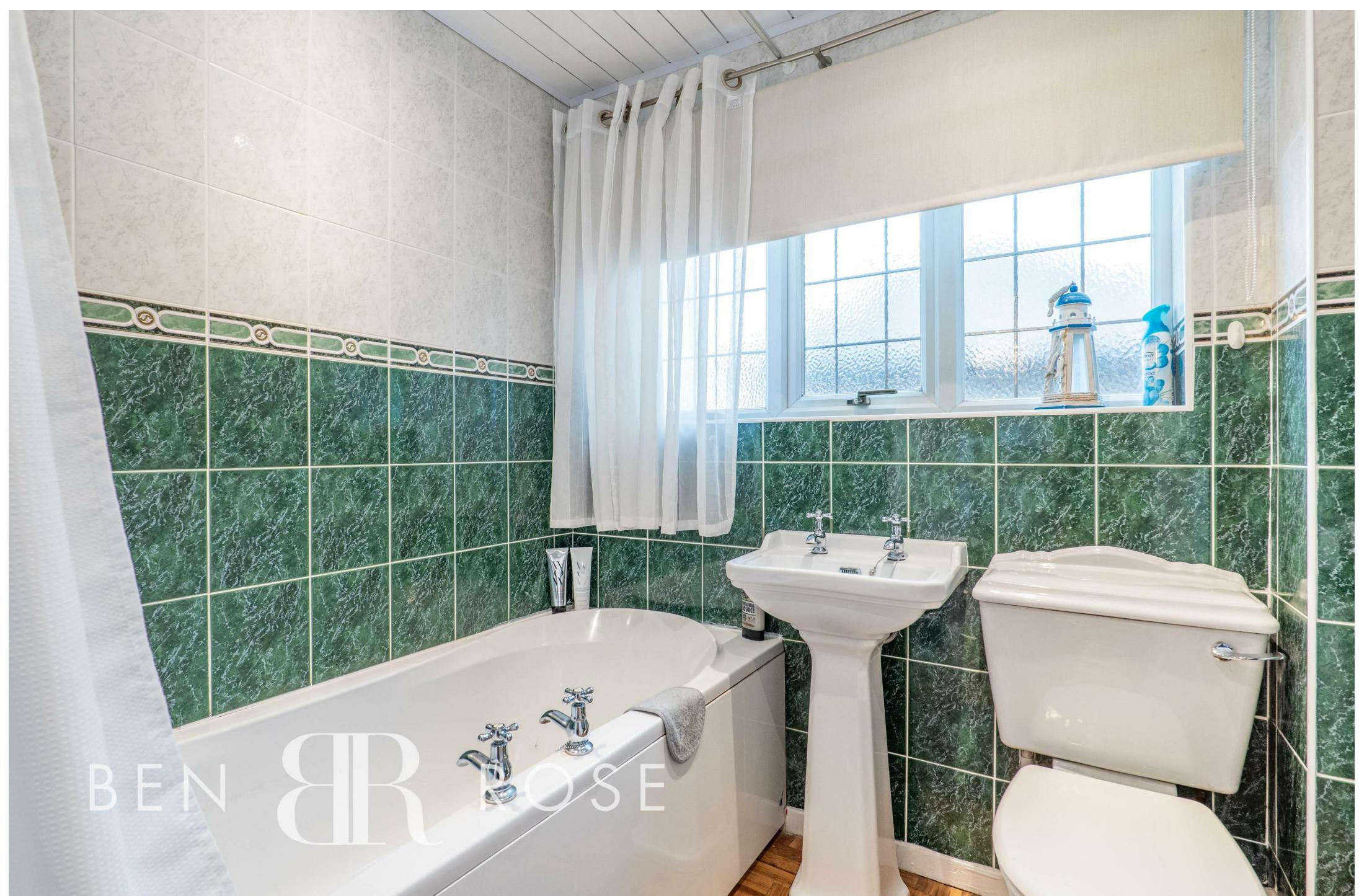
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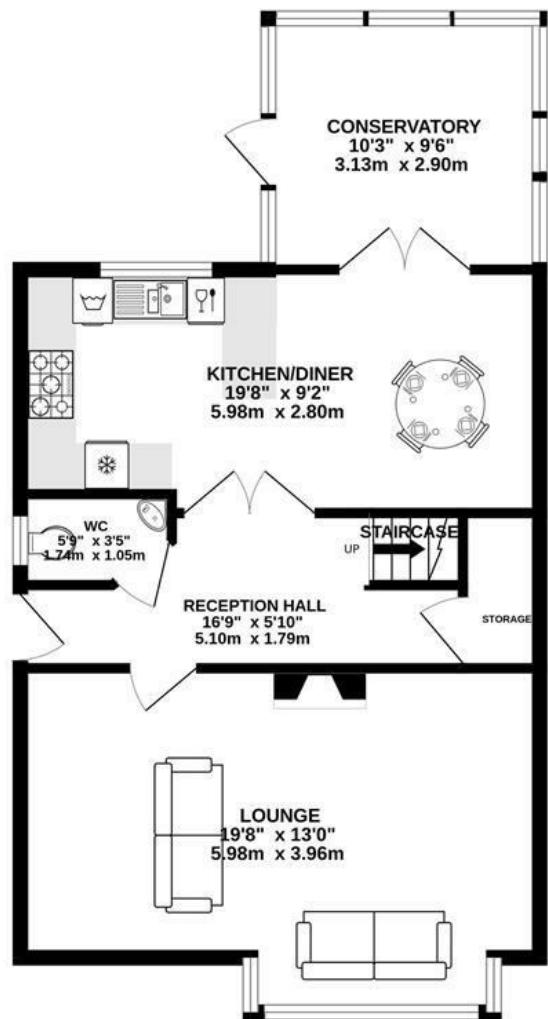
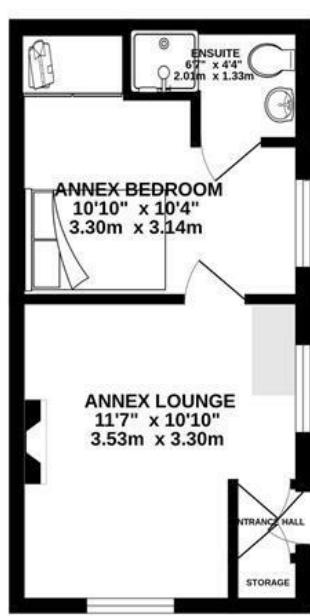
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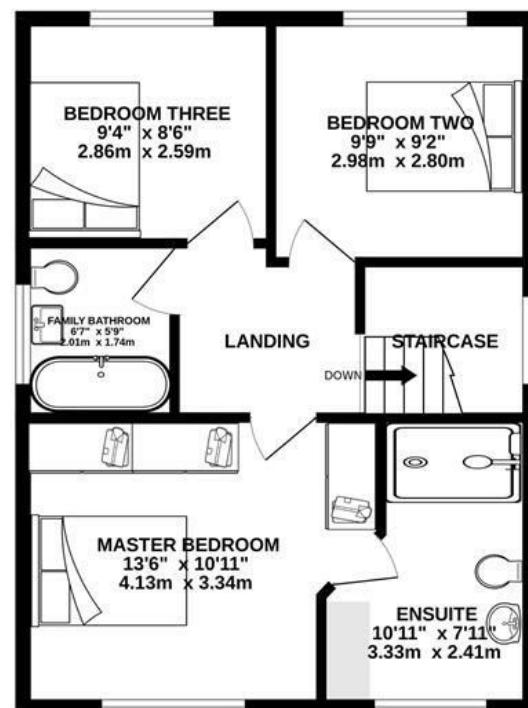
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GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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)	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	
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