



De Trafford Place, Croston, Leyland

Offers Over £524,995

Ben Rose Estate Agents are delighted to present to the market this spacious six-bedroom detached home, located in the picturesque and highly sought-after village of Croston. Beautifully presented throughout, this versatile property is ideal for families, offering generous and flexible living space. Perfectly positioned within walking distance of excellent local schools, charming pubs, and a variety of shops, the home also benefits from superb transport links. Local bus routes and Croston train station provide convenient access to both Preston and Liverpool, making it an ideal location for commuters and families alike.

Upon entering the property, you are welcomed into a spacious entrance hallway, where you'll find a convenient WC and the staircase leading to the upper level. To the right, you'll step into a generously sized lounge featuring beautiful dual-aspect bay windows that fill the room with natural light. Continuing through, you enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and comes equipped with an integrated oven, hob, and dishwasher. There is plenty of space for a large family dining table, and double patio doors provide access to the rear garden. Just off the kitchen/diner is a useful utility room, complete with a sink, storage units, and space for freestanding appliances, as well as a single door leading to the garden. From the utility room, you can also access the office and family room. The family room is currently used as an additional sitting area, featuring an impressive media wall and electric fire, but it also offers flexibility for a variety of uses.

On the first floor, you'll find four well-proportioned double bedrooms. The master bedroom and bedroom three both benefit from built-in storage, while the master also features a luxurious four-piece en-suite bathroom. A modern four-piece family bathroom completes this level.

The third floor has recently been converted to include two additional double bedrooms. Bedroom five boasts a stylish en-suite shower room.

Externally, the property includes a private driveway offering off-road parking for multiple vehicles. To the rear is a generously sized, low-maintenance garden with a sheltered patio area, faux lawn, and a convenient storage shed—an ideal space for relaxing or entertaining.

We highly recommend scheduling a viewing at your earliest convenience to avoid disappointment.

















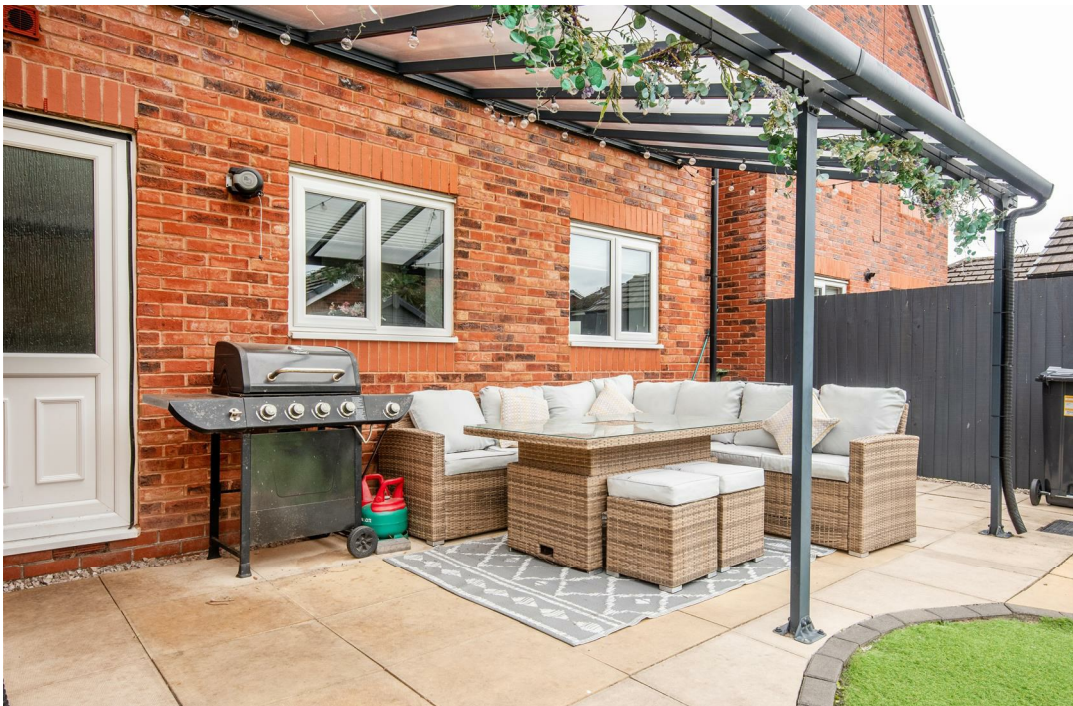










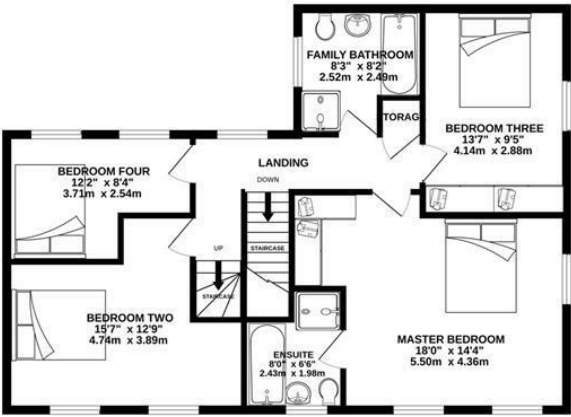


BEN ROSE

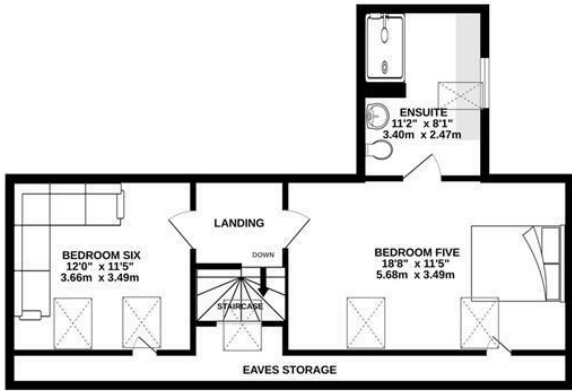
GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



2ND FLOOR
586 sq.ft. (54.5 sq.m.) approx.




TOTAL FLOOR AREA : 2228 sq.ft. (206.9 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.
Made with Metropix ©2025



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		
	81	84
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 