



**Church Street, Croston, Leyland**

**Offers Over £335,000**

Ben Rose Estate Agents are delighted to present this charming mid terraced property dating back to 1704, and situated on the historic Church Street in the picturesque village of Croston. This Grade 2 listed home has been fully refurbished throughout, preserving its traditional charm while offering modern amenities. Nestled on the stunning cobbled street leading up to St Michael's church, the property enjoys a serene setting backing onto the tranquil river Yarrow.

Stepping through the entrance hall, you're greeted by the stairs and access to the lounge. Set in an open plan layout with the Kitchen/Breakfast Room, this delightful space features tall ceilings, a cozy log burning fire, and ample under stair storage. The lounge seamlessly flows into the spacious kitchen, boasting reclaimed wood flooring, abundant worktops, a large Aga Cooker, and a charming Belfast sink. A bespoke breakfast bar for two complements the family dining area, with easy access to the rear garden, creating a perfect space for both relaxation and entertaining.

Ascending to the first floor, you'll find two bedrooms, including a generously sized master with fitted wardrobes and a front-facing window offering natural light. The modern family bathroom completes this floor and showcases an oversized shower and dual sinks.

Additionally, the fully boarded loft conversion, fitted with electricity, currently serves as a versatile third bedroom, providing ample space for various needs. This thoughtful layout ensures comfort and convenience for residents.

Outside, the property offers on-street parking for convenience, along with a good-sized rear garden featuring gated access and breathtaking views overlooking the church. This blank canvas presents endless possibilities for outdoor enjoyment and relaxation. With its blend of historic charm and modern touches, this exceptional home embodies the essence of Croston's rich history, offering a unique opportunity to own a piece of its enchanting heritage.



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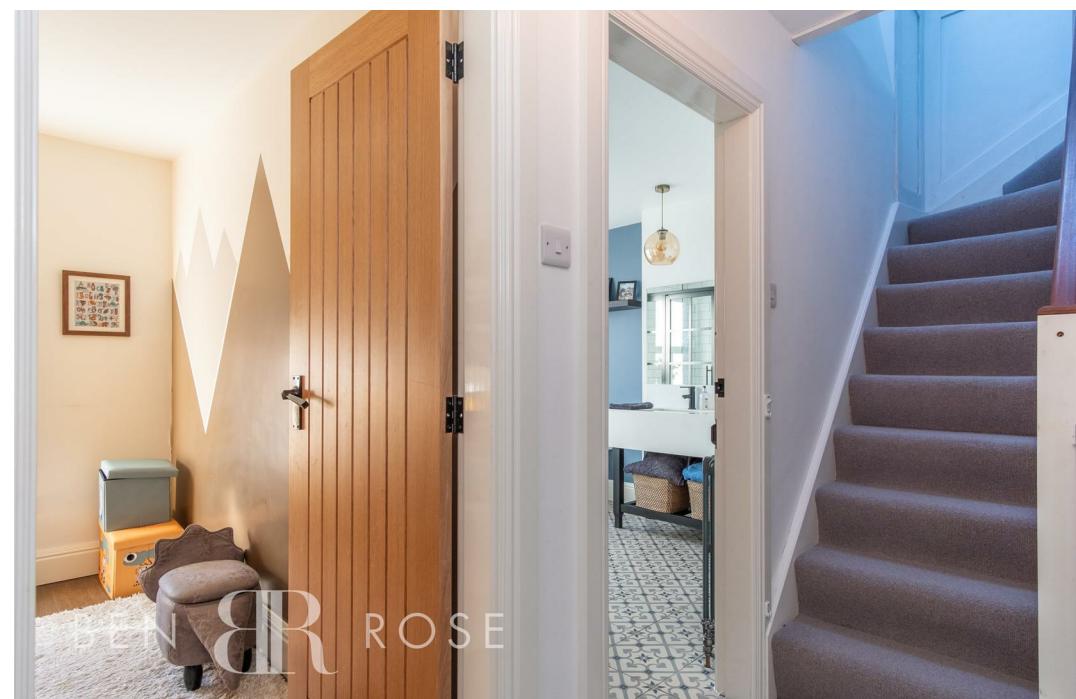


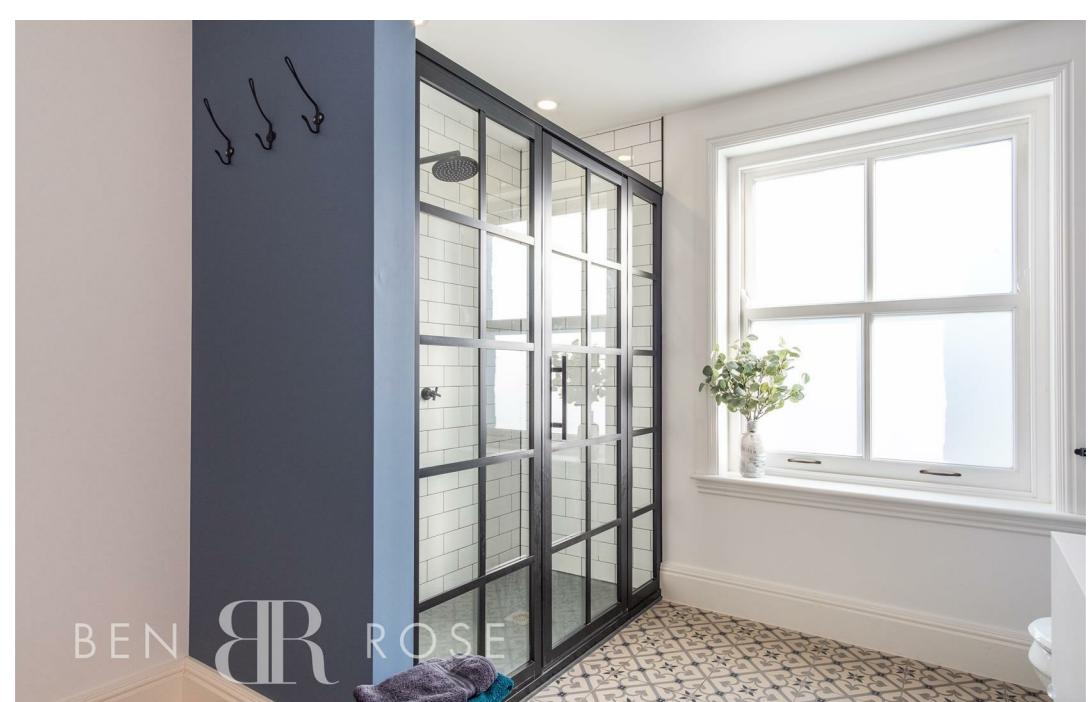


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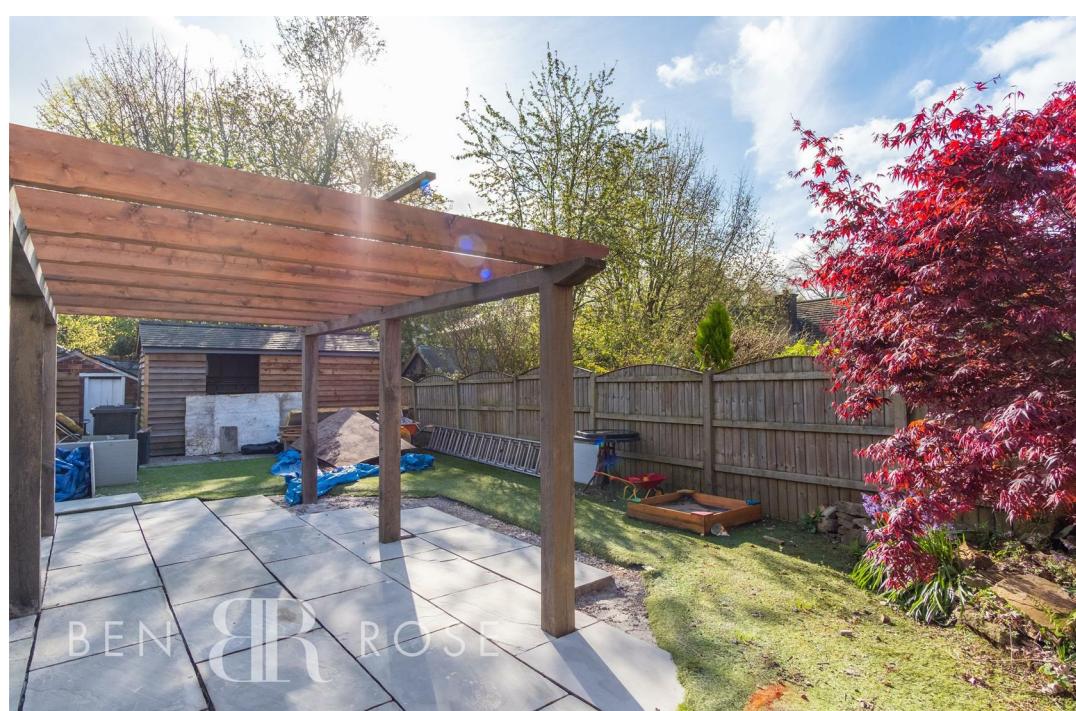
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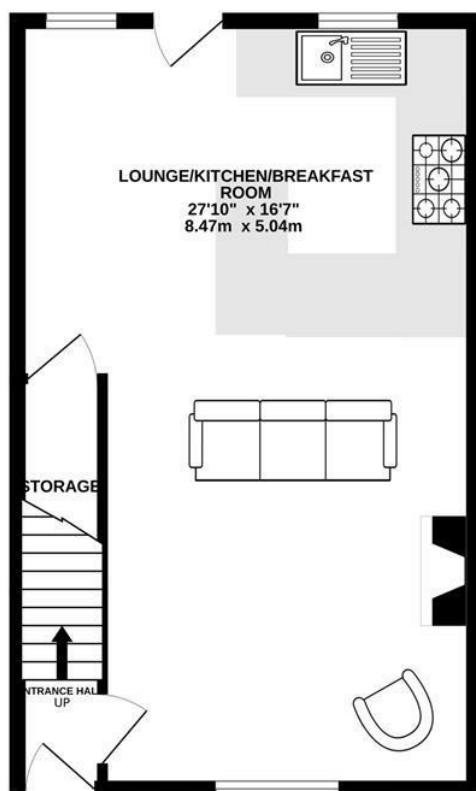




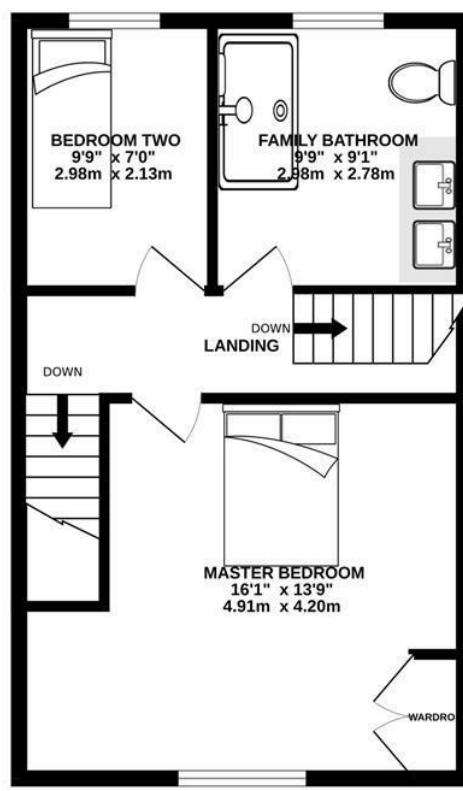


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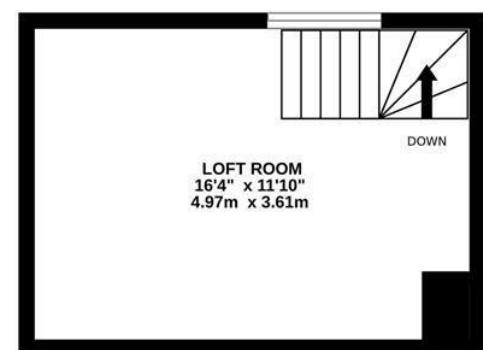
GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR  
190 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(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 <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	

