



Victoria Court, Croston, Leyland

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom terraced home, nestled in a secluded location in the sought-after village of Croston. Overlooking a picturesque pond to the front, this beautifully positioned property offers a peaceful retreat while remaining within easy reach of local amenities. Croston is a highly desirable village, known for its excellent schools, independent shops, and welcoming community. The home is well-connected, with Croston train station just a short distance away, offering direct links to Preston and beyond. Convenient bus routes and easy access to the M6 and M61 motorways ensure effortless travel to nearby towns and cities such as Chorley, Leyland, and Preston.

Stepping inside, you are welcomed into a bright entrance hall, with a convenient WC located just off to the side. This leads into the spacious main reception hall, providing access to the rest of the ground floor. The inviting lounge benefits from dual-aspect windows that bathe the space in natural light, while sliding doors seamlessly connect the interior to the rear garden, creating an ideal space for both relaxation and entertaining. Across the hall, the well-appointed kitchen features an integrated oven and ample space for other freestanding appliances. The kitchen flows effortlessly into the convenient utility room with additional access to the garden. Adjacent to the kitchen, the family dining room provides the perfect setting for gatherings and mealtimes.

Moving to the first floor, you will find four generously sized and versatile bedrooms, each offering ample space for furniture and storage. The master bedroom benefits from a private three-piece en-suite, adding an extra touch of convenience. The front-facing bedrooms enjoy tranquil views over the pond, enhancing the home's serene atmosphere. A three-piece family bathroom completes the first floor, catering to the needs of a growing family.

Externally, the property is accessed via a charming, secluded pathway that leads to the row of houses overlooking the pond, enhancing its sense of privacy. The alternative access is to the rear, where a driveway and garage provide secure parking. The rear garden offers a peaceful outdoor space, consisting mainly of a lawn and a patio area, ideal for outdoor dining or relaxation.

This delightful home combines village charm with modern convenience, making it a perfect choice for families seeking a tranquil yet well-connected location.

















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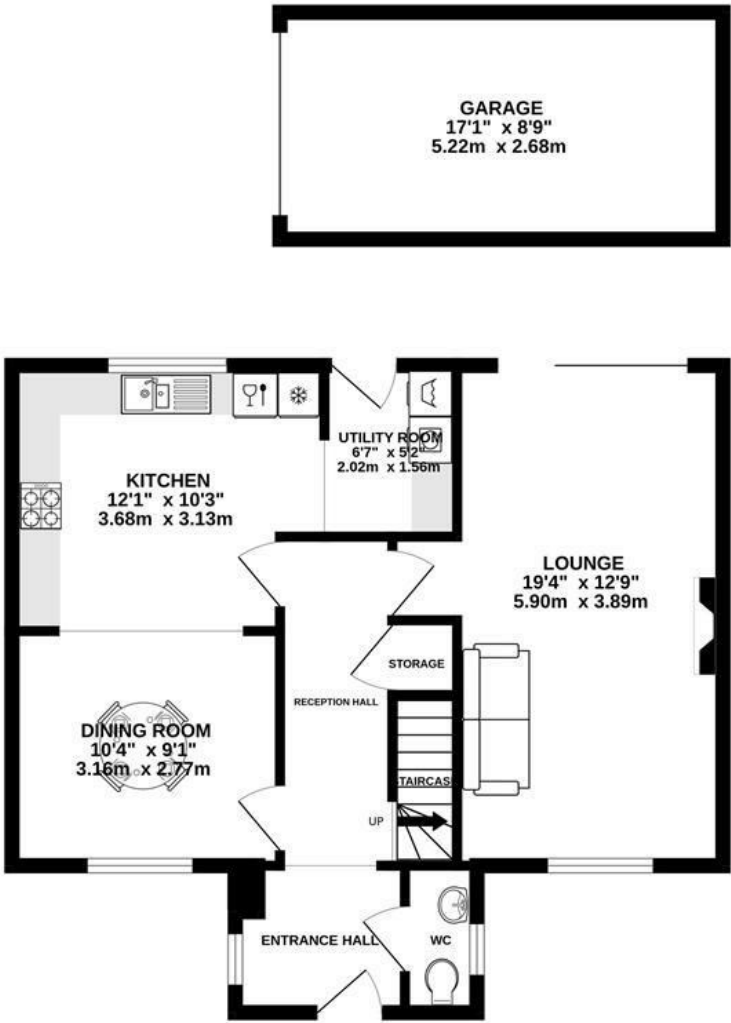
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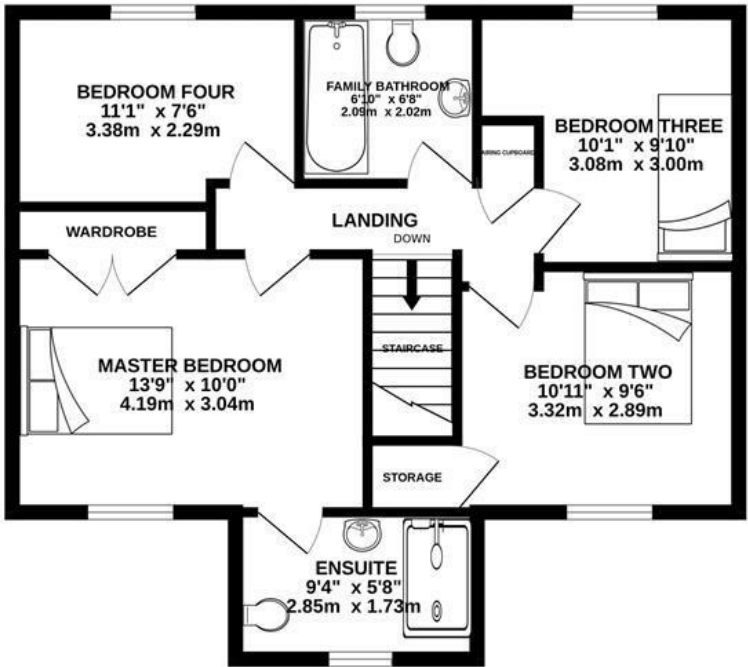


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GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>78</div>	<div>90</div>
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

