



Moor Road, Croston, Leyland

Offers Over £495,000

Ben Rose Estate Agents are delighted to bring to market this rare opportunity to acquire a four bedroom detached property in the picturesque and highly sought after village of Croston. The home is being presented with NO ONWARDS CHAIN and has stunning views to the front and rear as well as versatile family living space with period features. It is situated within walking distance of superb local schools, pubs and shops with local bus routes and Croston railway station on the Preston to Liverpool line providing public transport links. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall leading to the majority of ground floor rooms. The spacious front lounge is flooded with light from a gorgeous bay window with bespoke seating offering views across open fields. Across the hall the dining room, featuring a solid wood floor, is situated in the extension to the side of the home. This room also has the potential to be used as an additional sitting room or lounge with dual aspect windows. The beautiful open aspect country style kitchen towards the rear of the home features another solid wood floor and an Aga Range Cooker with space for other freestanding appliances. The kitchen flows into the family room which offers even more reception space for socialising and entertaining. It features sky-lighting and sliding door access to the garden. Just off the family room is the convenient utility room housing the boiler (newly fitted in October 2024 with the benefit of a Hive Control System), washing machine, sink and a range of cupboards, leading to the downstairs cloakroom.

Moving upstairs, you'll find four good sized bedrooms with the master benefitting from a double depth fitted wardrobe. All the bedrooms are light and airy and overlook gorgeous countryside views. Bedroom four is currently presented as a Home Office with fibre broadband and benefits from an integrated desk looking out over the garden and farmland beyond. The first floor is completed by a modern shower room in addition to a family bathroom.

Externally, the front of the property enjoys extensive views across productive farmland which attracts an array of wildlife, and has a dual entranced carriage driveway with room for multiple vehicles. Gated access leads down the side of the home, where additional parking is available. To the rear is a private, mature garden with lawns, well-stocked borders and patio. A cobble garden path leads to a secluded second garden with shed, greenhouse, fruit trees and further lawns with delightful views over open fields.









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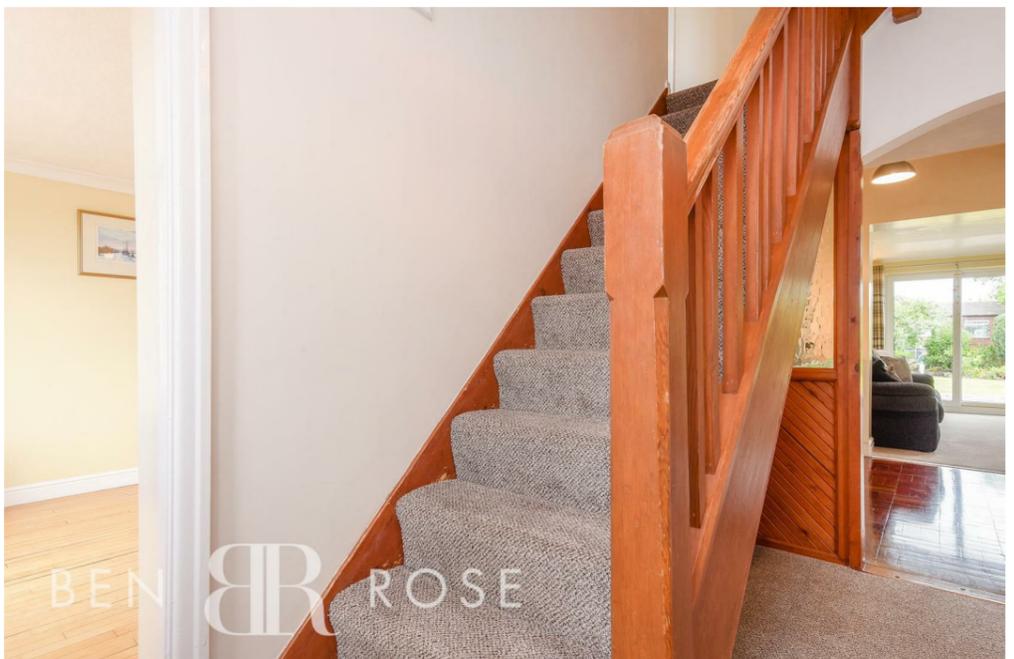


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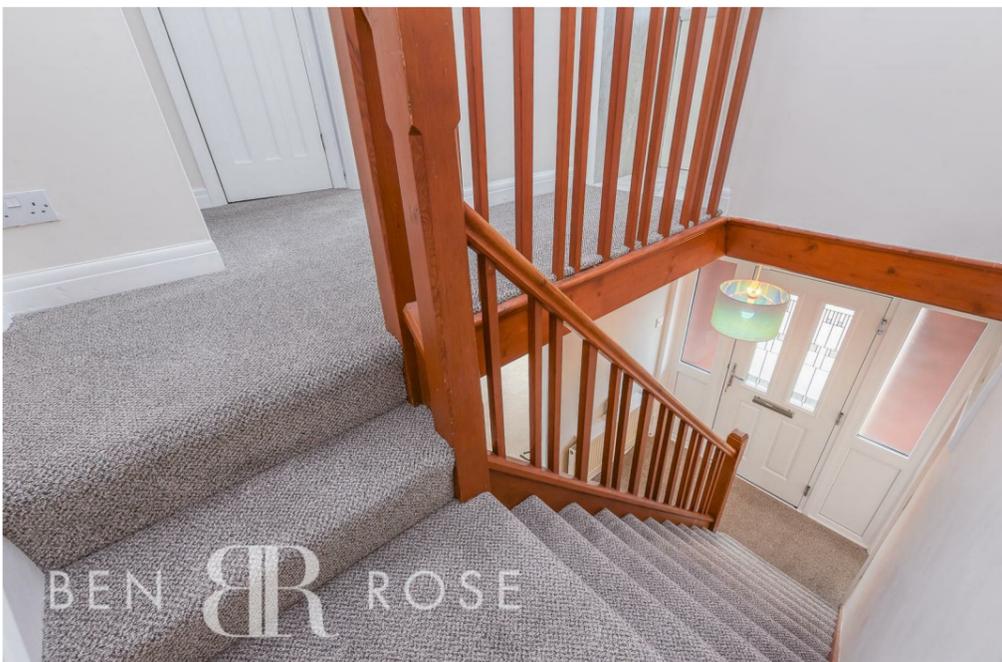














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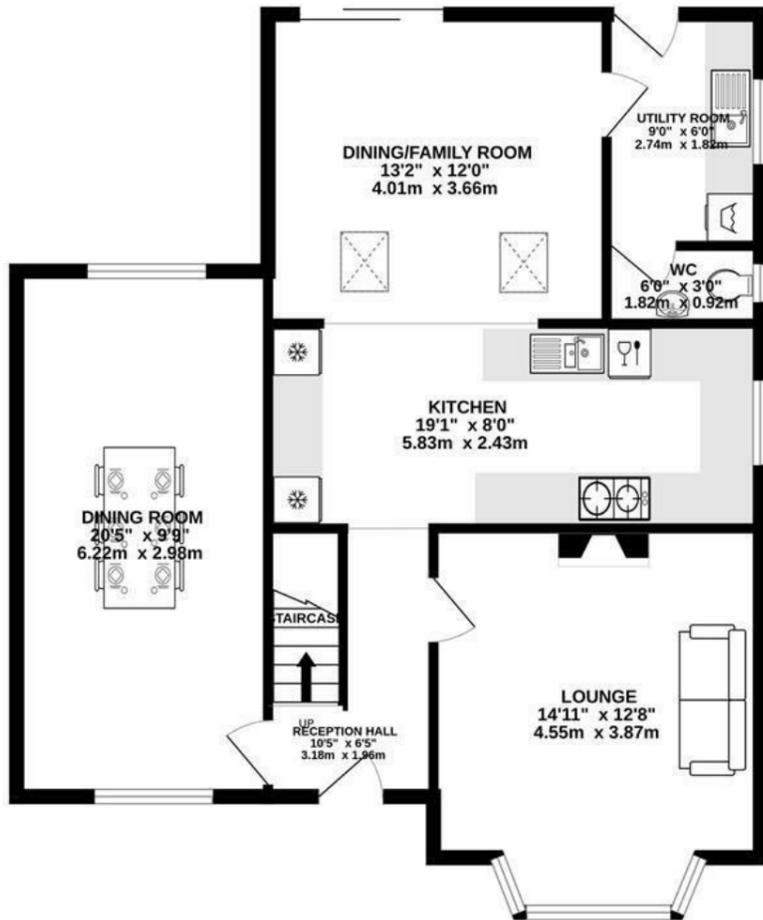
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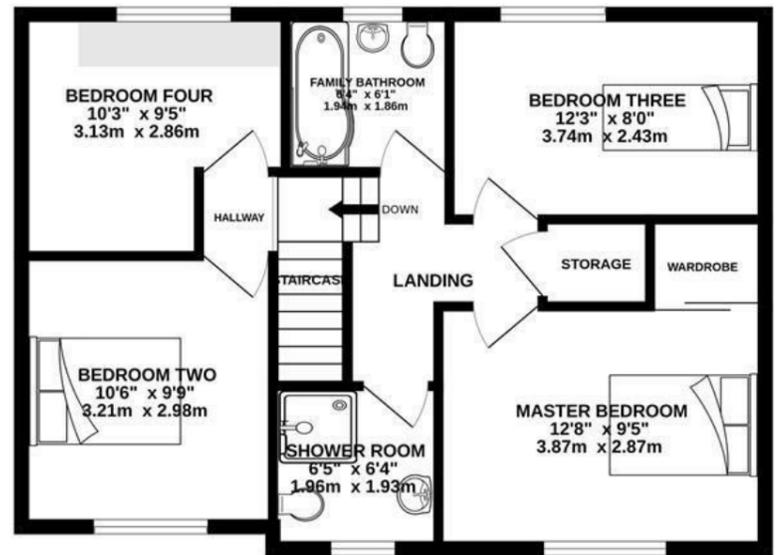
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GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.

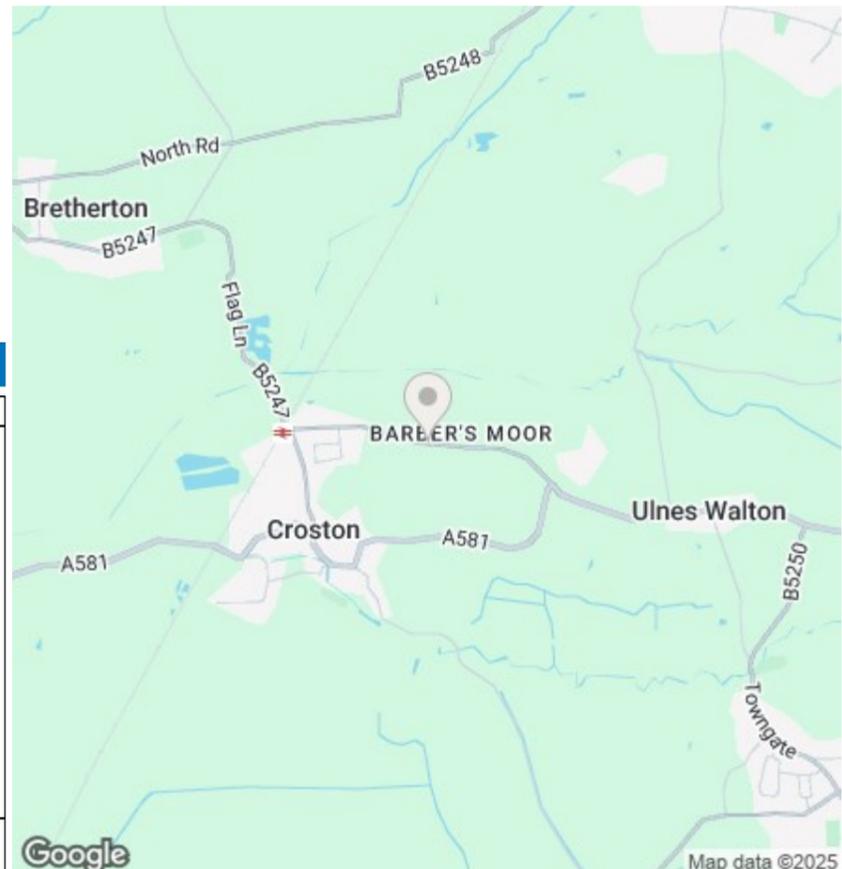


TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.

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.



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		
	72	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	