



**Lostock Road, Croston, Leyland**

**Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to market this charming three bedroom detached home, situated on a generous corner plot within a quiet cul-de-sac in the highly sought after village of Croston, Lancashire. This lovely family home offers well-proportioned living accommodation throughout and provides an excellent opportunity for those looking to settle in a peaceful yet well-connected location. Croston is renowned for its picturesque village centre, traditional pubs, boutique shops and popular eateries, as well as its reputable local schools, making it ideal for families. Excellent travel links are close by, with Croston train station offering direct routes to Preston and Ormskirk, convenient bus services running through the village, and easy access to the M6 and M61 motorways connecting you to Preston, Chorley, Manchester and beyond.

Upon entering the home, you are welcomed into a bright and inviting reception hall with access to most of the ground floor rooms. To the rear of the property is the spacious lounge, a warm and comfortable space featuring a fireplace as a focal point and sliding doors that open out to the rear garden, allowing natural light to flood the room. The lounge flows seamlessly into the dining room, creating a versatile open-plan layout that is perfect for both everyday family living and entertaining guests. The kitchen is generously sized and well laid out, complete with an integrated oven and ample worktop and storage space. A convenient shower room on this floor adds further practicality, particularly for busy family life.

Moving upstairs, the first floor offers three well-proportioned bedrooms, all benefitting from fitted wardrobes which provide excellent storage solutions. Each room offers flexibility, whether used as children's bedrooms, a guest room or a home office. Completing this floor is a three piece family bathroom, comprising a bath, wash basin and WC, serving the bedrooms comfortably.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for two cars and leads to a single detached garage, ideal for additional storage or secure parking. The corner plot position offers a sense of space and privacy, while the secluded rear garden provides a peaceful retreat with multiple seating areas, perfect for outdoor dining, relaxing in the warmer months, or enjoying time with family and friends. This is a wonderful opportunity to acquire a detached family home in one of Lancashire's most desirable villages, offering both tranquillity and convenience in equal measure.









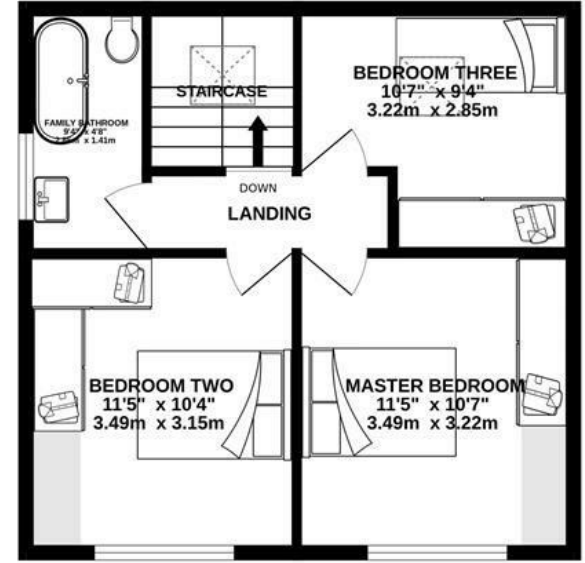
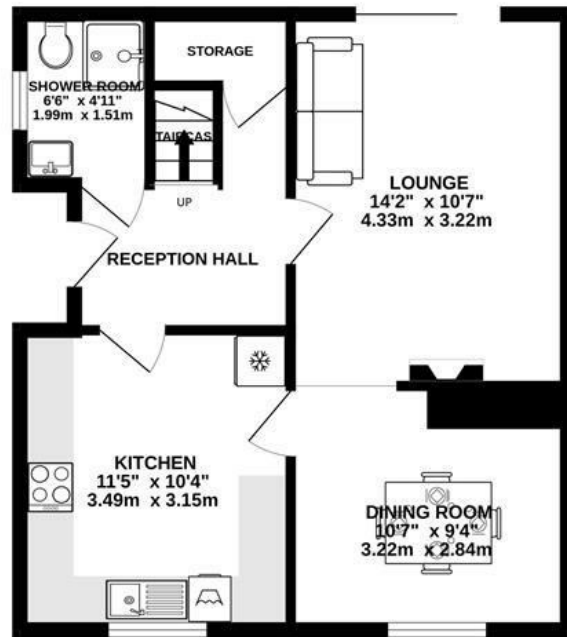
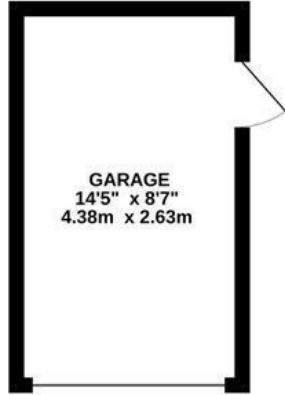




# BEN ROSE

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	