BEN ROSE



School Close, Croston, Leyland £325,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom semi-detached townhouse, set over three floors and situated within the picturesque and highly sought-after village of Croston. Finished to a high standard throughout, the property offers spacious and versatile accommodation, making it an ideal home for families. Enjoying a private rear aspect with no neighbouring properties overlooking the garden, the home is perfectly positioned within walking distance of highly regarded local schools, including Trinity and St Michael's Primary School and Bishop Rawstorne High School. A range of village shops, restaurants and amenities are also close by, while Croston Train Station provides excellent transport links for commuters.

Upon entering, a welcoming hallway sets the tone for the home, with a convenient downstairs WC located just off the entrance. The spacious lounge is filled with natural light, creating a comfortable and inviting space in which to relax or entertain. To the rear, the modern open-plan kitchen and dining area is accessed through French doors and offers an excellent balance of style and practicality. The kitchen features a range of integrated appliances, an abundance of worktop space and a central island, while there is ample room for a family dining table. Useful under-stair storage adds to the practicality of the space, and bi-folding doors provide easy access to the rear garden, allowing the room to flow seamlessly into the outdoor area.

The first floor accommodates three of the four bedrooms, offering a variety of options to suit family life. Two of the bedrooms are comfortable doubles, while the fourth bedroom is ideal for use as a nursery or home office and can accommodate a single bed. Completing this floor is a modern four-piece family bathroom, comprising a separate bath and shower for added convenience. A large storage cupboard is located off the landing, while a generous additional area towards the end of the landing provides potential for a desk or workspace.

Occupying the entire second floor, the master bedroom is a generous double and benefits from its own private en-suite, creating a peaceful and private retreat. Externally, the property is situated on a quiet cul-de-sac and provides driveway parking for two vehicles. The good-sized rear garden enjoys a particularly private aspect, with no neighbouring properties overlooking it from the rear. Featuring a combination of lawn and paved areas, the garden is enclosed by tall fencing and offers a lovely space for outdoor relaxation or family activities. Gated side access runs alongside the property and leads through to the front. Further benefits include solar panels.

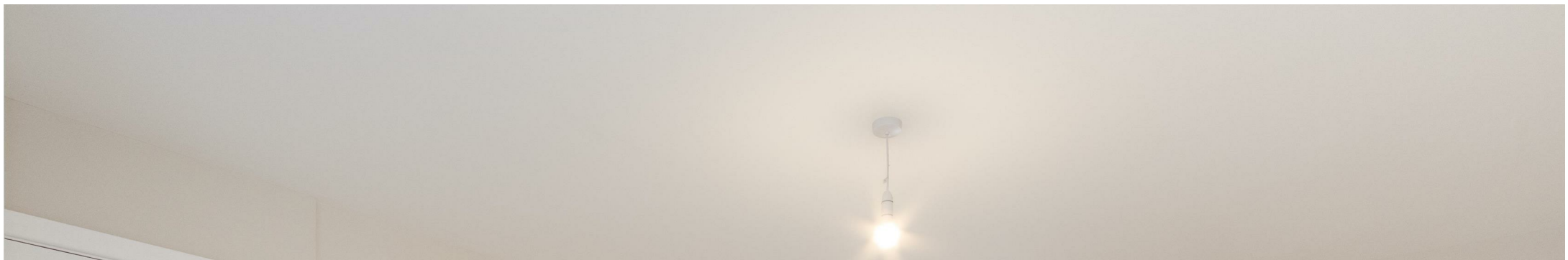
The property also enjoys an excellent village lifestyle, with beautiful countryside walks nearby and the added advantage of being within the catchment area for highly sought-after schools. Croston Recreation Ground is located right next to the home, providing convenient access to outdoor activities and leisure facilities. Offering spacious accommodation across three floors, a private garden and a desirable village location, this lovely home presents a wonderful opportunity for families seeking a property with plenty of potential to make their own.















T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB



















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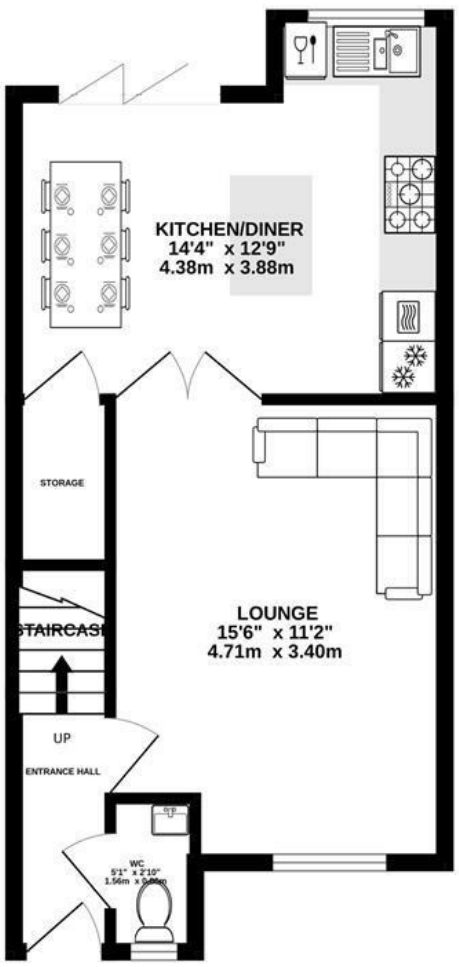
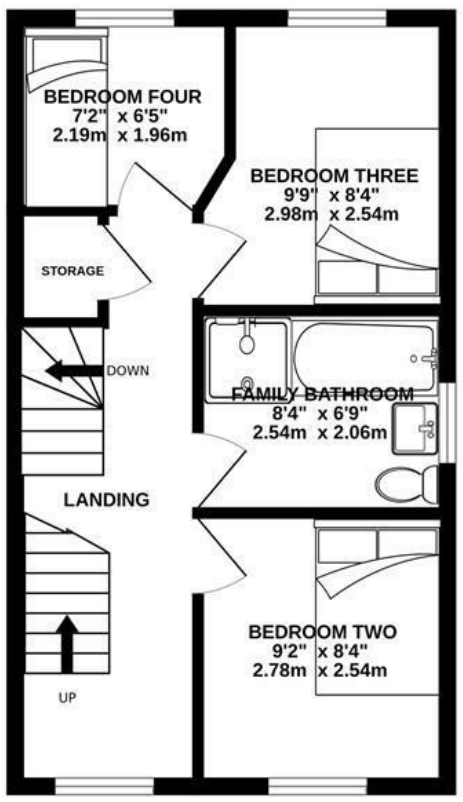
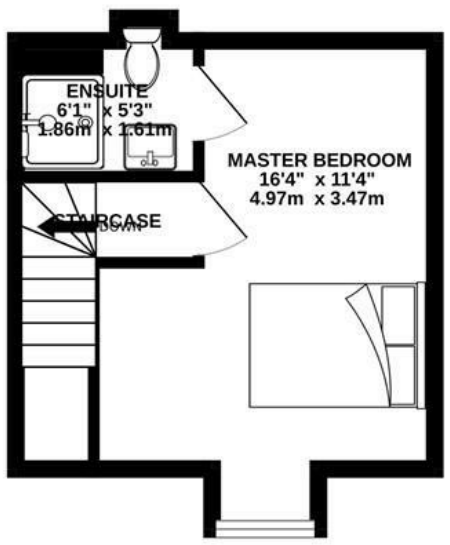
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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