



Station Road, Croston, Leyland

£270,000

Ben Rose Estate Agents are pleased to present to market this charming end-terrace cottage with NO ONWARD CHAIN, offering a delightful blend of character features and contemporary living, set within the highly sought-after village of Croston. This desirable location is renowned for its strong community feel and excellent local amenities, including independent shops, popular pubs, restaurants and well-regarded schools, all within walking distance of the village centre. Croston also benefits from a convenient rail link to Preston and Ormskirk, excellent bus routes to Leyland and Southport, and easy access to the M6 motorway, making it ideal for commuters and families alike.

Stepping inside, the ground floor is both welcoming and full of character. The spacious lounge showcases original exposed beams and a striking gas-effect wood burner, creating a cosy yet stylish focal point. This flows through to the dining room, providing a perfect space for family meals and entertaining. To the rear, the bespoke contemporary fitted kitchen is thoughtfully designed with integrated appliances including a dishwasher, washing machine and dryer, and offers direct access to the garden.

Ascending to the first floor, the character continues with a generous master bedroom featuring exposed beams and built-in wardrobes. Bedroom two is another well-proportioned double, benefitting from dual aspect windows that allow plenty of natural light. A modern three-piece family bathroom serves this floor, complete with useful eaves storage.

Externally, the property offers a paved driveway providing off-road parking for up to two cars. To the rear, the garden has been beautifully arranged with an Indian sandstone patio, raised artificial lawn and wooden decking, creating an attractive and low-maintenance outdoor space, further enhanced by a garden shed for storage. This delightful cottage combines charm, comfort and convenience, making it an ideal home for couples or families seeking village living with excellent transport links.















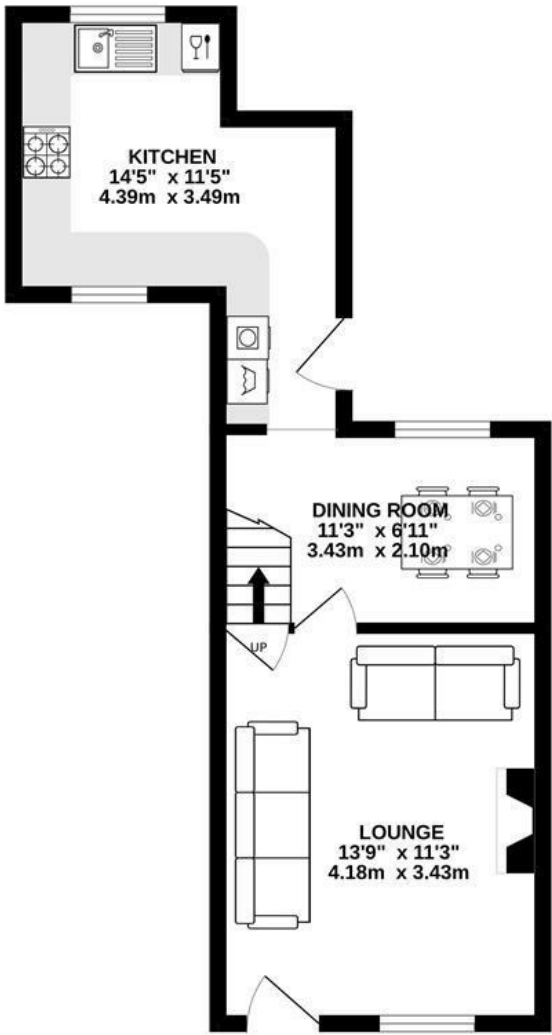




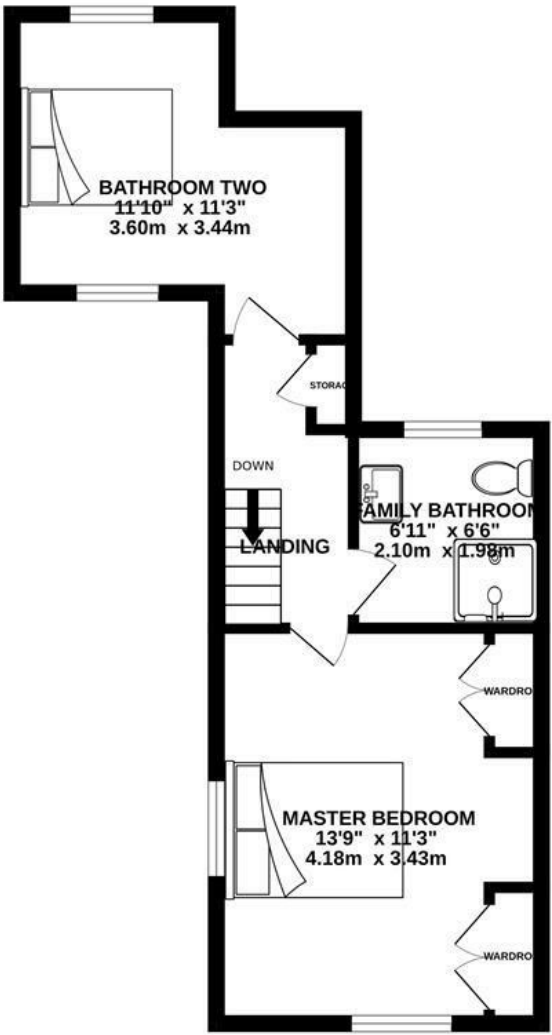


BEN ROSE

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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	64	85
(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		
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