



**Croston Road, Farington Moss, Leyland**

**Offers Over £300,000**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented, character-filled four-bedroom semi-detached home, situated in a highly sought-after residential area of Leyland. Full of charm, this property offers an excellent amount of space, making it an ideal family home. Conveniently located just a few minutes' drive from Leyland town centre, it provides easy access to superb local schools, shops, and amenities. The home also benefits from fantastic transport links, including local bus routes and the nearby M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious entrance hallway, where a staircase leads to the upper level. To the left, you'll find the lounge, featuring a charming open fireplace and a large bay window that overlooks the front aspect.

Continuing through, you enter the spacious family room, currently used as a second sitting area but offering versatility as a formal dining room, playroom, or additional living space. The family room flows seamlessly into the open-plan kitchen/diner at the rear. This bright and airy space features a fitted kitchen with an integrated oven and hob, along with additional room for all freestanding appliances. A barn door leads from the kitchen to the rear garden. The dining area provides ample space for a family dining table, and double patio doors open directly onto the garden. The ground floor also benefits from a convenient pantry, office space, and a WC located just off the hallway.

Ascending to the first floor, you'll find three well-proportioned double bedrooms and a beautifully designed four-piece family bathroom. Continuing to the next level, you'll discover the master suite, which boasts two Velux windows that flood the space with natural light. The suite includes an en-suite shower room and a concealed closet/dressing area, along with additional storage under the eaves, accessible via two small doors for convenience.

Externally, the front of the home features a private driveway with off-road parking for multiple vehicles. At the rear, a detached garage is equipped with lighting and electricity. The generously sized rear garden includes a paved patio, a well-maintained lawn, raised vegetable beds, and a pond—an ideal outdoor space for relaxation, gardening, or entertaining.

This lovely home truly must be seen to be fully appreciated. Early viewing is highly recommended to avoid disappointment.





































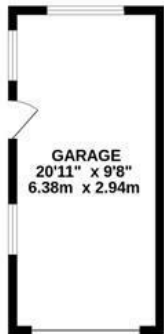




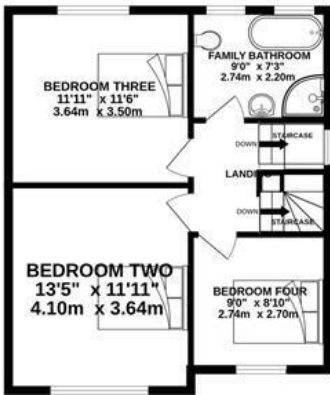


# BEN ROSE

GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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 |                         |           |
|   | 61                      | 76        |
| England & Wales                             | 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

