



## Pear Tree Road, Croston, Leyland

**£280,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property situated within the highly sought-after village of Croston, Lancashire. Ideal for families, this lovely home offers spacious and well-maintained accommodation throughout, complemented by beautifully presented front and rear gardens and a desirable corner plot position. Croston is renowned for its picturesque village atmosphere, local countryside walks, and excellent range of amenities including independent cafés, pubs, shops, and well-regarded schools. The property also benefits from excellent travel links, with Croston railway station providing direct routes towards Preston and Ormskirk, convenient bus services nearby, and easy access to the M6 and M61 motorways for commuting to surrounding towns and cities such as Preston, Southport, and Manchester.

Upon entering the home, you are welcomed into a bright reception hall with the staircase located off. To the front of the property is the comfortable lounge, featuring a charming fireplace which creates a warm and inviting focal point. Moving towards the rear, the home opens into a modern kitchen/diner fitted with integrated appliances, ample storage space, and a practical breakfast bar, alongside generous dining space perfect for family meals and entertaining. Access leads out to the rear garden, allowing plenty of natural light to flow through the room. Just off the kitchen is a convenient utility room with additional access to both the front and rear of the property.

To the first floor, the property offers three well-proportioned bedrooms, ideal for growing families. The master bedroom and second bedroom both benefit from integrated storage, providing excellent storage solutions. Completing the first floor is the modern three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property enjoys a fantastic corner plot position with on-road parking available to the front. The attractive front garden features a well-maintained lawn alongside a pleasant seating area, creating a welcoming first impression. To the rear, there is a generously sized and beautifully presented garden offering multiple seating areas, a sizeable lawn, and a variety of mature trees and planting that provide both colour and privacy throughout the year. With its sought-after village location, spacious living accommodation, and stunning outdoor spaces, this is a wonderful family home that must be viewed to be fully appreciated.













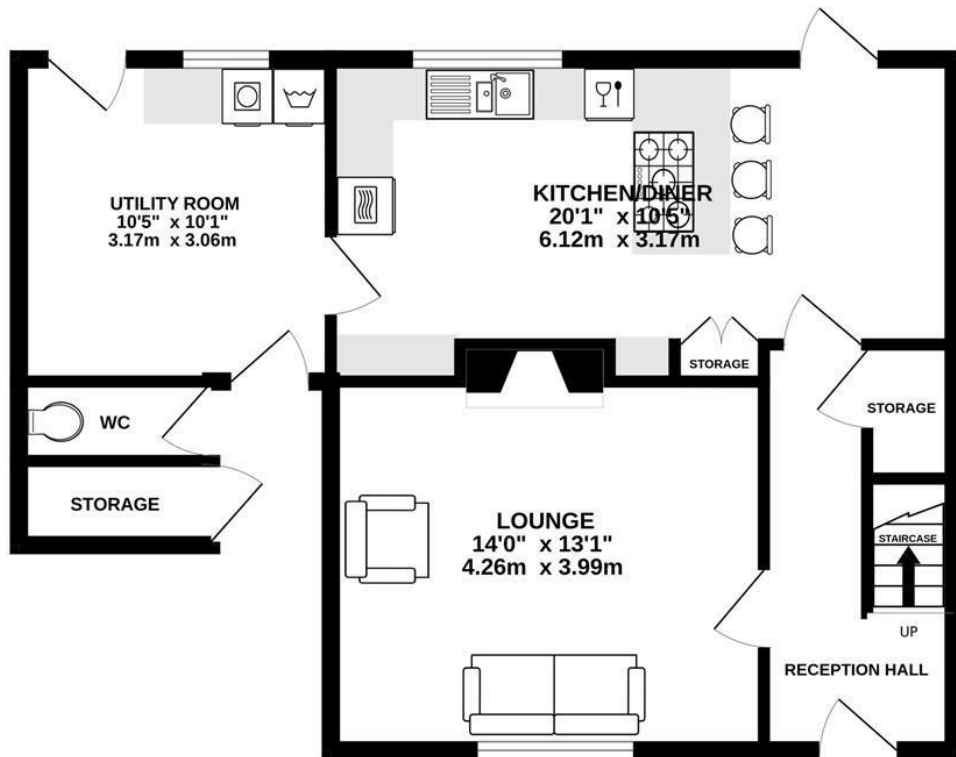




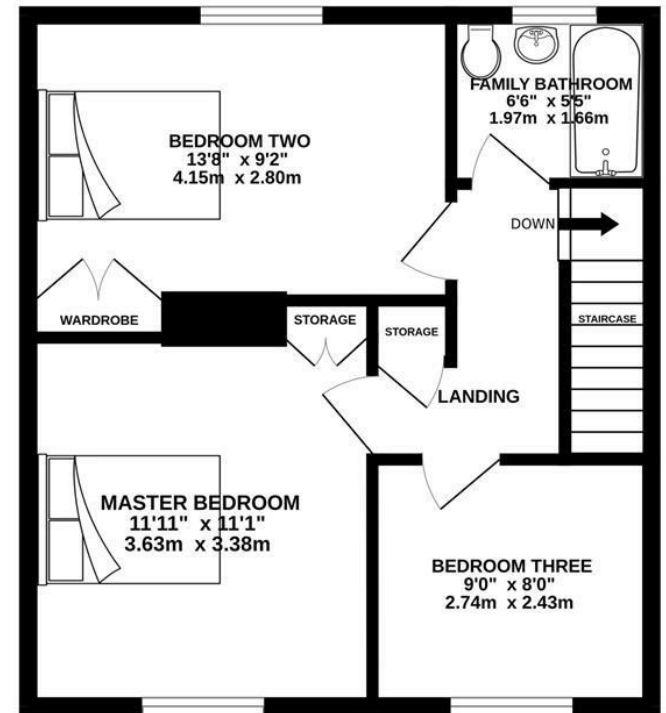




GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 73                      | 86        |
| <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) 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 |  |                         |           |
|   |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

