



Croston Road, Farington Moss, Leyland

Offers Over £230,000

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached true bungalow, nestled on a generous plot in the highly sought-after area of Farington Moss. Ideally positioned for those needing to commute, the home offers excellent access to the M6 and M61 motorways, connecting to all major towns and cities across the North West. It's also just a short drive from the town centres of Chorley, Leyland, and Preston, with a great selection of supermarkets nearby, making this an incredibly convenient yet peaceful place to call home.

Stepping inside, you're welcomed by a spacious porch that leads through to a bright and inviting lounge. This well sized room features a large front-facing window that fills the space with natural light, and a cosy gas fireplace that adds a warm, homely touch. From here, you can access the rest of the property, beginning with two spacious double bedrooms, each offering plenty of room for furnishings and ideal for family living or guests.

Continuing towards the rear of the home, you'll find a character-filled dining room, complete with built-in storage and beautiful exposed wooden beams. It comfortably accommodates a large family dining table, perfect for entertaining. Just off the dining room is the family bathroom, which is cleverly designed with a partial partition wall and a full-sized bath, maintaining both functionality and charm.

Adjacent to the bathroom is the third bedroom—a comfortable single that also works wonderfully as a home office or study, offering flexible use depending on your needs. The kitchen completes the internal layout, stretching to a good length with ample wall and base units and space for freestanding appliances. It enjoys lovely views of the garden and also provides direct access to the outdoor space, ideal for those who enjoy indoor-outdoor living.

Outside, the property continues to impress. To the rear, you'll find a well-maintained, private garden bordered by tall fencing and backing onto open fields. With a mix of lawn and patio areas, it's a tranquil retreat perfect for relaxing or hosting. The front of the home is set back from the road and features a gated driveway with space for two cars, along with a neat, low-maintenance lawn.

An oversized garage sits to the side of the home, large enough to accommodate two vehicles and offering excellent storage or the potential to be converted into additional living space, subject to permissions. With versatile rooms, well-kept interiors, and scope for further development, this is a beautifully maintained property with huge potential to create a long-term family home. Located right on a bus route, it blends convenience with comfort in a quiet and desirable location. Early viewing is highly recommended to truly appreciate everything this wonderful bungalow has to offer.



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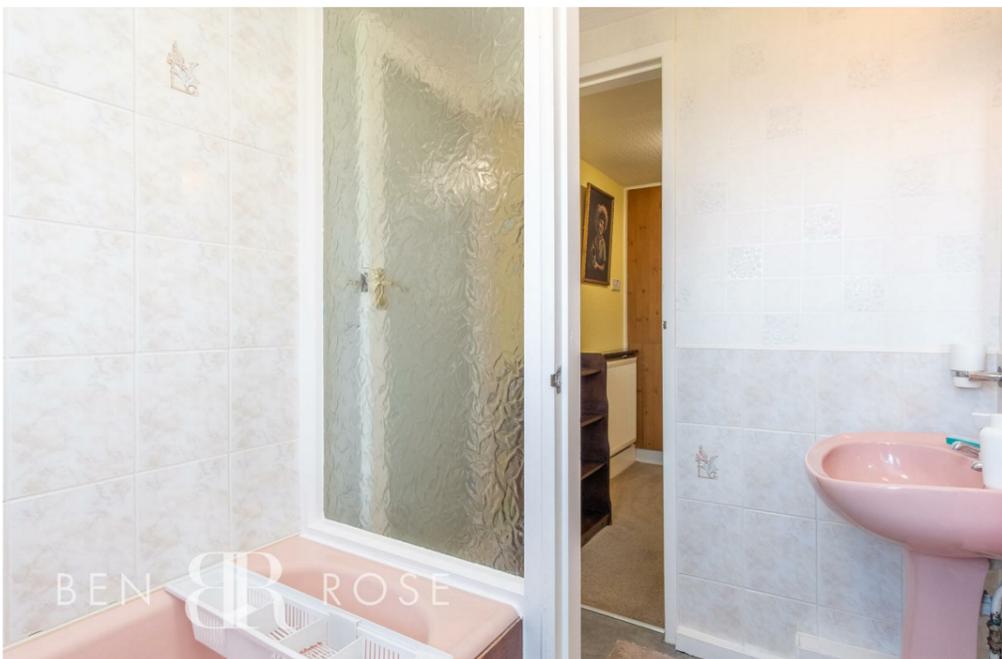
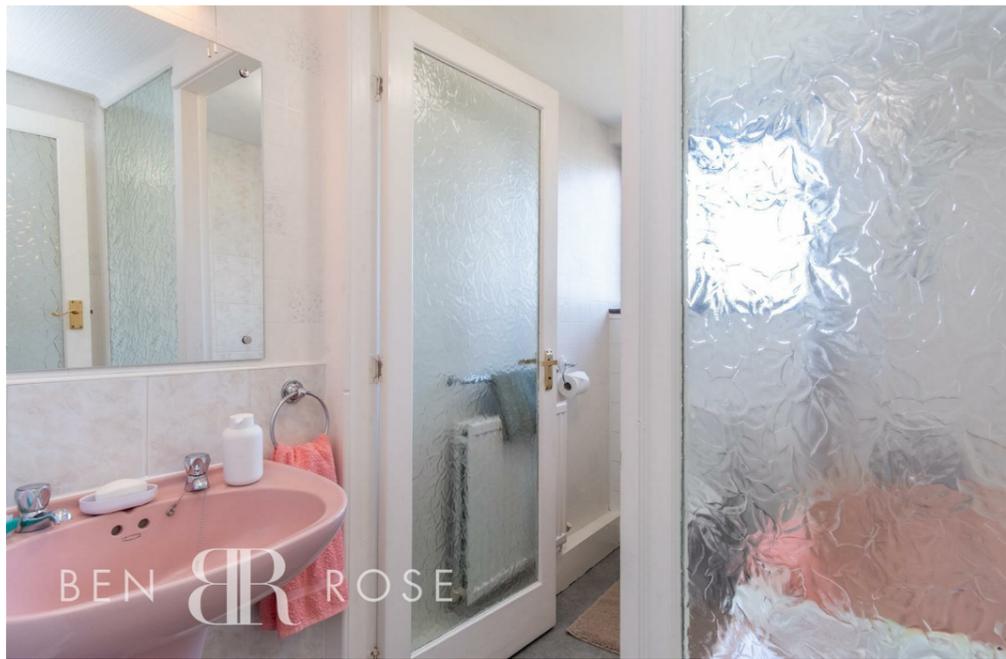
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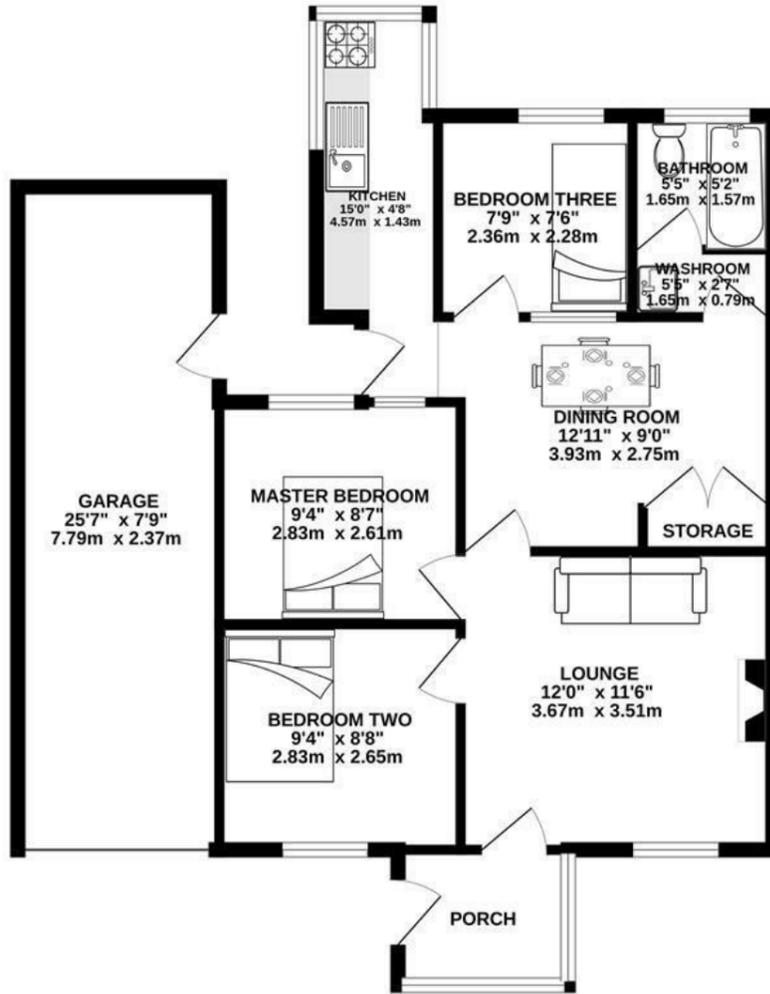








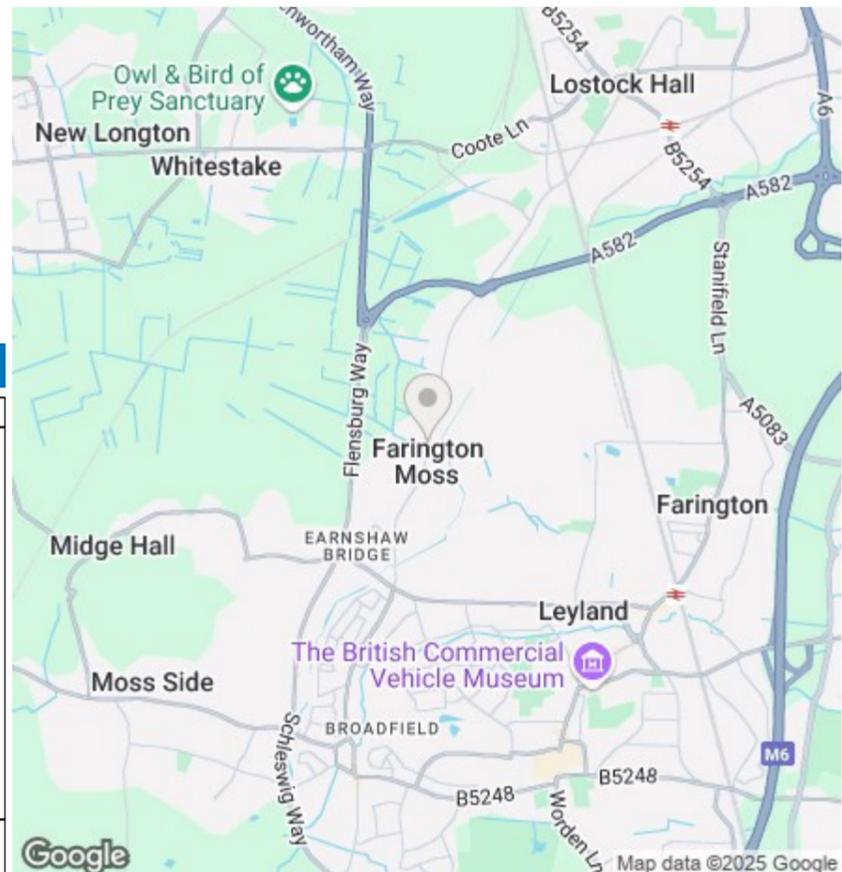
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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			
England & Wales		EU Directive 2002/91/EC	