BEN ROSE



Croston Road, Farington Moss, Leyland

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, two-bedroom semi-detached home, situated in the popular residential area of Farington Moss, Lancashire. Offering generous room sizes throughout and an excellent opportunity for first time buyers looking to put their own stamp on a property, this well-proportioned home combines comfortable living space with a convenient location. Farington Moss enjoys easy access to a wide range of everyday amenities, including supermarkets, local shops, schools and leisure facilities, while nearby Leyland and Bamber Bridge offer an even greater selection of restaurants, cafés and retail options. Excellent transport links are close at hand, with Leyland and Lostock Hall train stations providing regular services to Preston, Manchester and beyond. The M6, M61 and M65 motorway networks are all within easy reach, making this an ideal base for commuters.

Stepping through the welcoming vestibule, you are greeted by the main reception hall, which provides access to the principal living spaces. To the front of the home is a spacious lounge, offering a comfortable setting to relax and entertain. Adjacent is the separate dining room, providing a versatile space for family meals or those working from home if required. Continuing through the property, you'll find a convenient downstairs WC before reaching the well-presented kitchen. The kitchen features an integrated oven, ample worktop and storage space, while a garden-facing aspect and ceiling window allow plenty of natural light to fill the room, creating a bright and pleasant environment.

The first floor hosts two well-proportioned bedrooms, with the generous main bedroom offering ample space for additional furnishings. Bedroom two benefits from integrated storage, making excellent use of the available space. Completing the accommodation is the three-piece family bathroom, fitted with an over-the-bath shower to suit both busy mornings and relaxing evenings.

Externally, the property enjoys a graveled front garden alongside a driveway running down the side of the home, providing off-road parking for up to two vehicles. To the rear is a private and secluded garden enclosed by mature hedging, featuring a lawn and a patio seating area, ideal for enjoying the warmer months or entertaining family and friends. Offering spacious accommodation, a convenient location and the added benefit of being sold with no onward chain, this is a fantastic opportunity for first time buyers looking to take their first step onto the property ladder.





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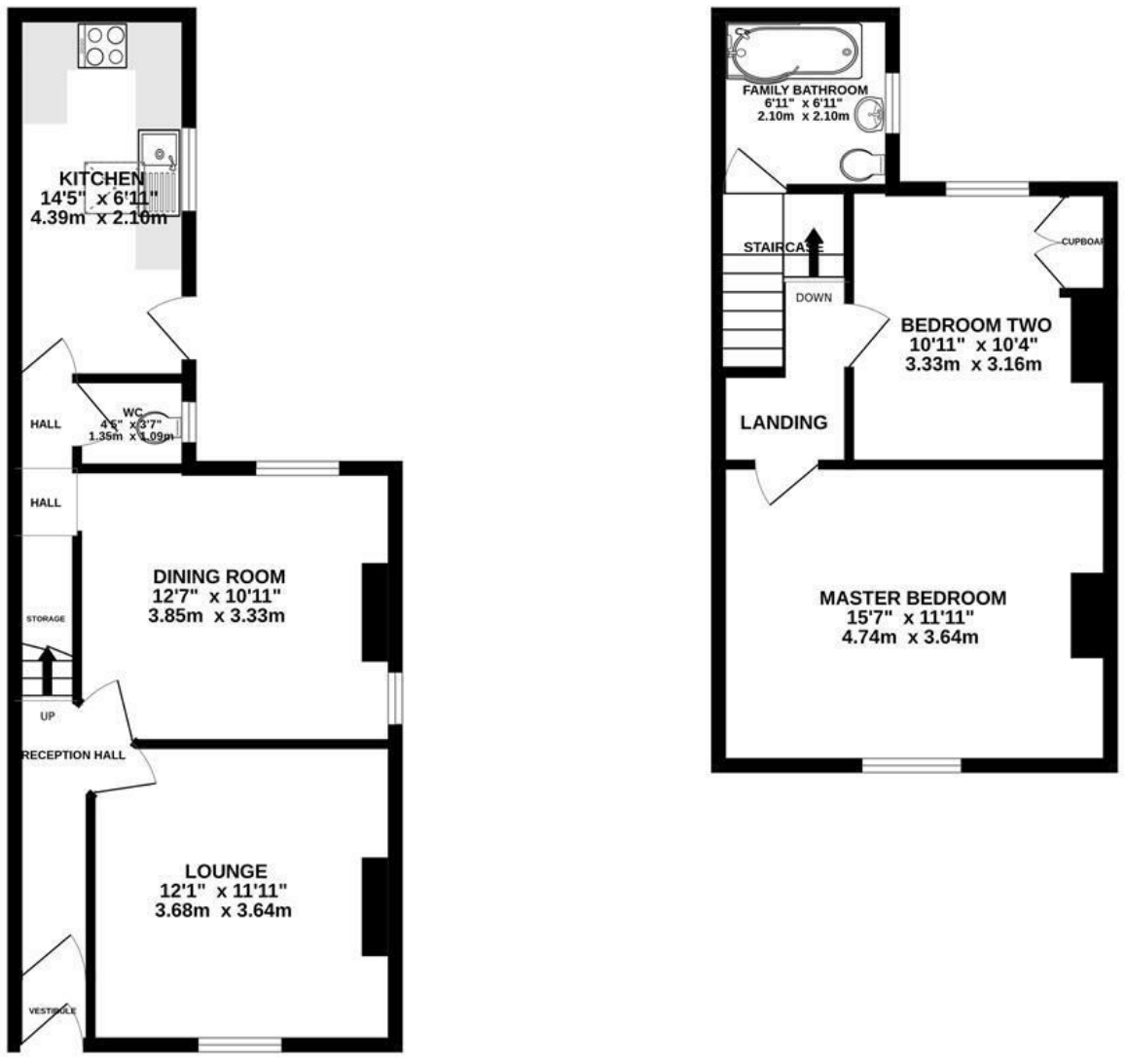




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GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

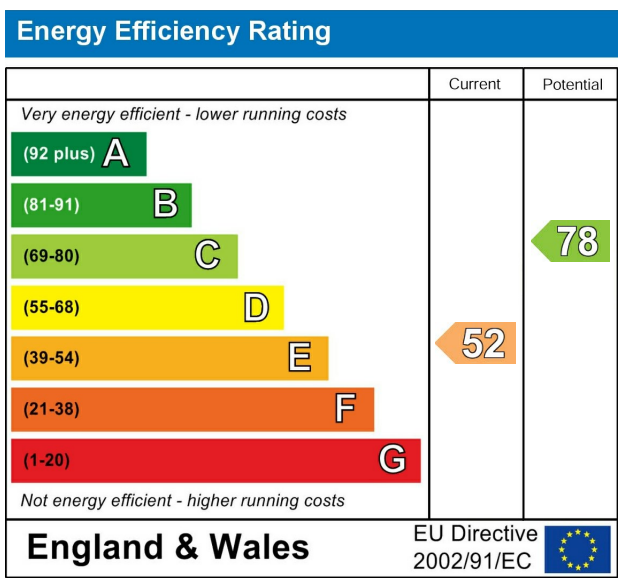
1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

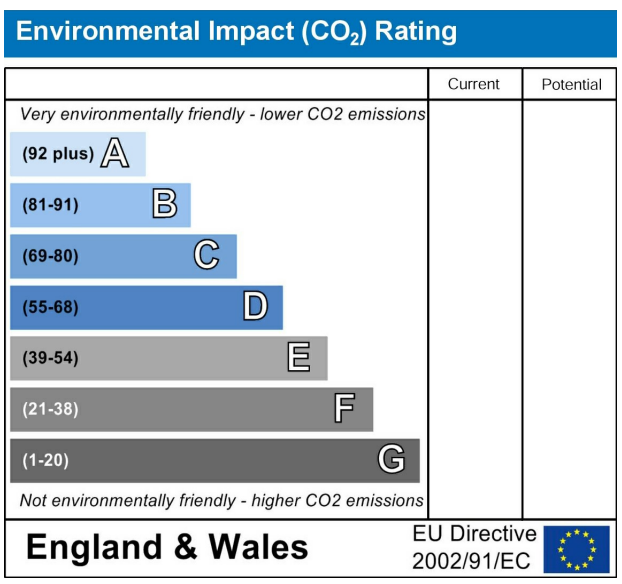


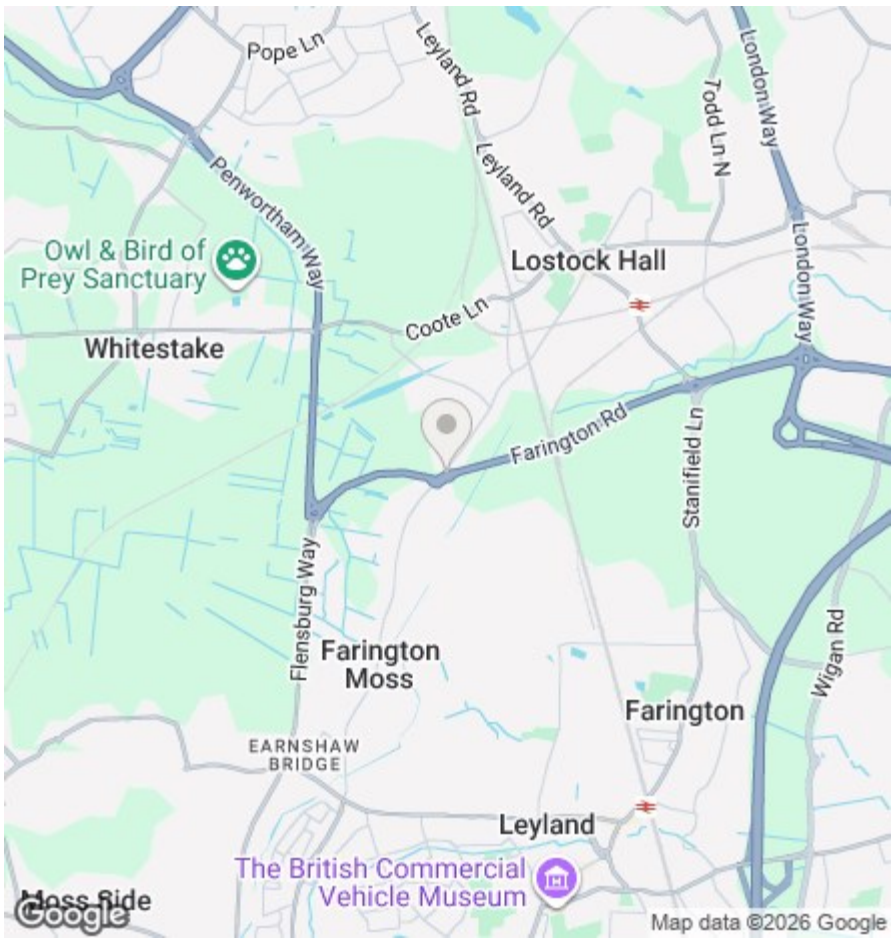
TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

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.







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