



Coronation Court, Croston, Leyland

Offers Over £120,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained two-bedroom first floor apartment, situated within a quiet cul-de-sac in the highly sought-after village of Croston. Perfectly suited to couples, first time buyers, or rental investors, this spacious apartment has been recently professionally decorated throughout, offering a fresh, modern, and move-in ready finish. The property also benefits from exceptionally low ground rent charges, a fantastic advantage for buyers seeking affordable and low-maintenance living. Positioned within one of Lancashire's most desirable villages, the home enjoys close proximity to a range of independent cafés, boutique shops, traditional pubs, and scenic countryside walks. Croston train station is just a short distance away, providing convenient links to Preston, Ormskirk, and surrounding areas, whilst nearby motorway access via the M6 and M61 makes commuting simple. Regular bus routes and local amenities further enhance the convenience of this excellent location.

Entering the property on the ground floor, you are welcomed into a private entrance hall with stairs leading to the main accommodation. The first floor opens onto a spacious landing area featuring a useful additional storage cupboard, creating a practical and welcoming entrance to the home. The generous lounge offers a bright and comfortable living space, flowing openly into the attached kitchen diner to create an ideal layout for both relaxing and entertaining. The kitchen provides ample storage and workspace, perfectly complementing the apartment's sociable design. The property also benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

The apartment offers two well-proportioned double bedrooms, both beautifully presented and filled with natural light. A neat and modern family bathroom serves the home, whilst the neutral décor throughout creates a versatile backdrop ready to suit a range of tastes and styles. From the landing area, separate access via a drop-down ladder leads into a partially boarded loft space, providing valuable additional storage rarely found within similar apartments.

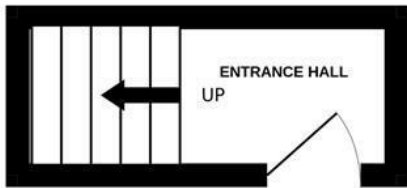
Externally, the property benefits from one designated private parking space, alongside additional visitor parking for guests. Positioned within a peaceful residential cul-de-sac, the apartment also enjoys attractive surroundings whilst remaining conveniently close to the centre of the village and local transport links. Combining spacious accommodation, low-maintenance living, and a highly desirable location, this is a fantastic opportunity to acquire a beautifully presented home in the heart of Croston.



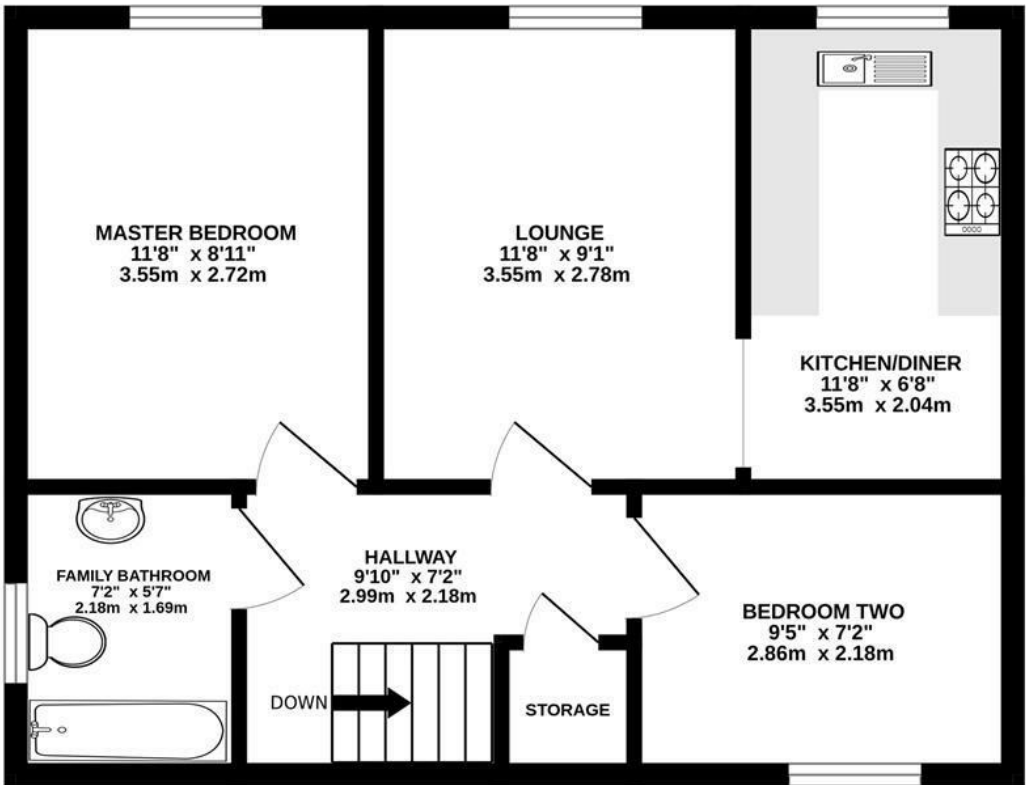


BEN ROSE

GROUND FLOOR
37 sq.ft. (3.4 sq.m.) approx.



FIRST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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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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	78	79
(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		
England & Wales	EU Directive 2002/91/EC	

