



Moor Road, Croston, Leyland

£225,000

Ben Rose Estate Agents are pleased to present to market this charming semi-detached true bungalow situated on a prime corner plot in sought-after Croston Village.

- CHAIN FREE
- Two-bedroom semi-detached true bungalow
- Generous corner plot with development potential (STPP)
- Detached garage with electricity and multiple off-road parking spaces
- Beautiful lawn and rockery gardens to both sides
- Private footpath entrance through garden gates
- Quiet driveway access via Orchard Road
- Spacious loft with potential for dormer bedroom and bathroom
- Recently updated kitchen and fitted wardrobes
- Bright and well-designed layout with excellent natural light
- EPC rating: C

This charming semi-detached true bungalow is located in the heart of Croston – a highly desirable and historic village known for its top-rated schools, beautiful countryside surroundings, and strong transport connections all within walking distance. The village offers a peaceful community feel while being within easy reach of larger towns and commuting routes, making it an ideal location for families, professionals, and retirees alike. The property sits on a generous corner plot (approximately 400m², almost twice the size of adjacent properties) with two beautifully maintained gardens – one on each side – featuring a combination of lawns and mature rockery, offering year-round colour and privacy. A central footpath leads through garden gates to the front entrance, while vehicle access is via Orchard Road ensures quiet and convenient arrival with a private driveway and detached garage (with electricity), and utility space.

Inside, the home offers two spacious double bedrooms. The primary bedroom features a recently fitted bespoke wardrobe, excellent natural light, and a quiet rear-facing window overlooking the back yard. The second bedroom also enjoys a lovely garden view, looking out over the mature front garden.

The living room is of a decent size and features both central heating and a traditional gas fire, making it a cosy place to relax. Its large window faces the garden, offering the perfect spot to enjoy the beauty of the changing seasons.

The kitchen has been recently updated, and the interior is bright, simple, and full of potential. With just new carpets and a fresh coat of paint, the home could be quickly and easily modernised to suit contemporary tastes.

A highlight is the generous loft space, offering excellent potential for conversion into a dormer bedroom and bathroom (subject to planning, already done on similar properties nearby), making this home future-ready for growing families or guests.

Lovingly cared for by the same family for over 50 years, and offered to the market chain-free, this property is a rare find.

The property is within easy walking distance to both train station and bus stop, as well as the local Doctors, chemists and shops.

Early viewing is highly recommended to avoid potential disappointment.



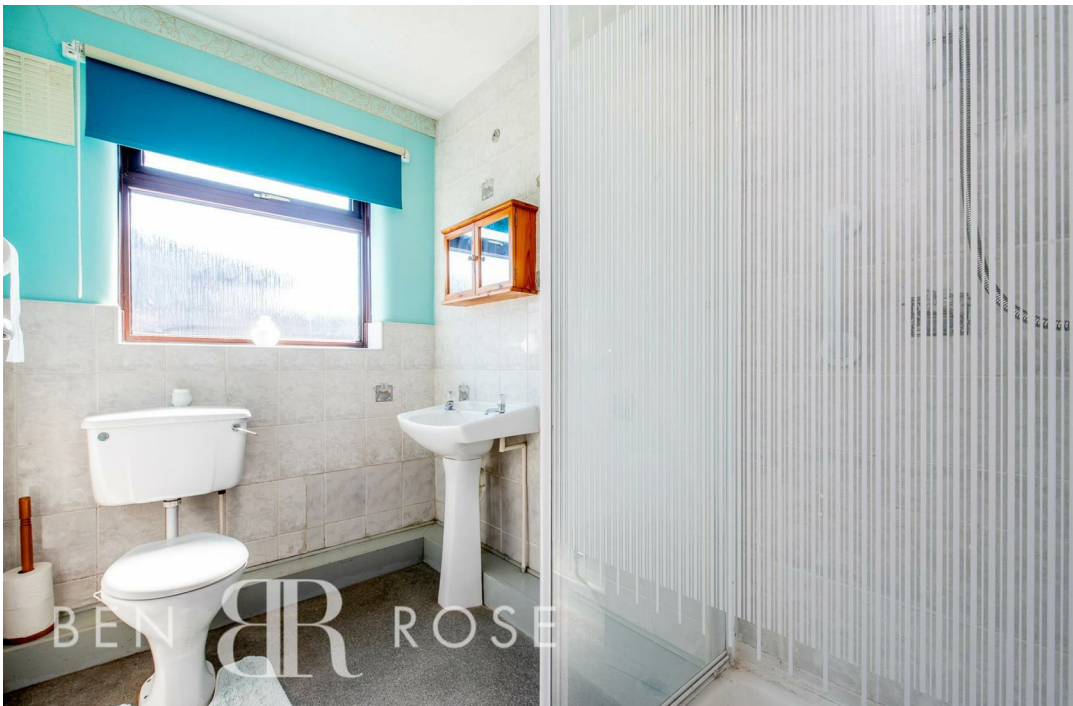










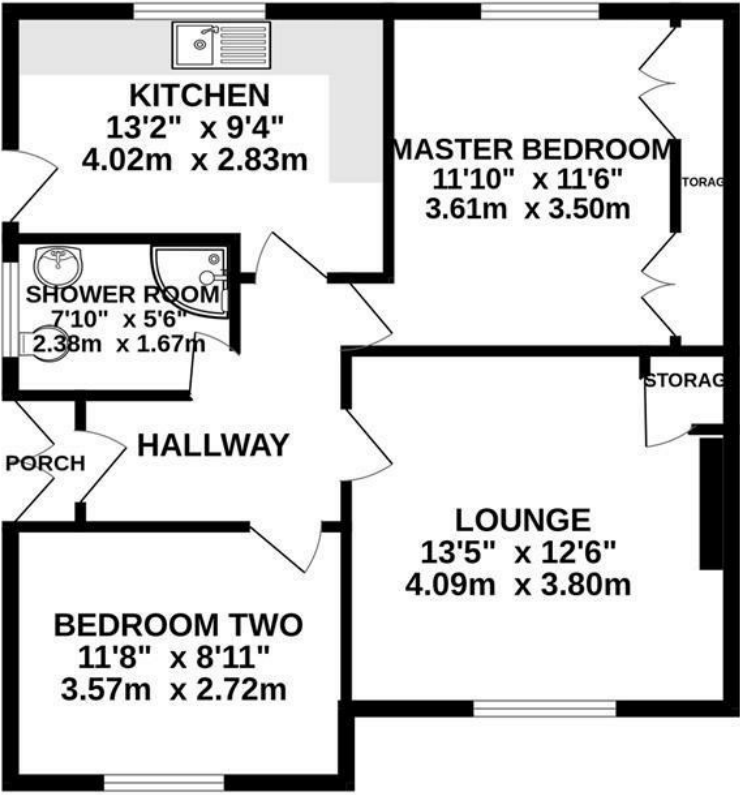
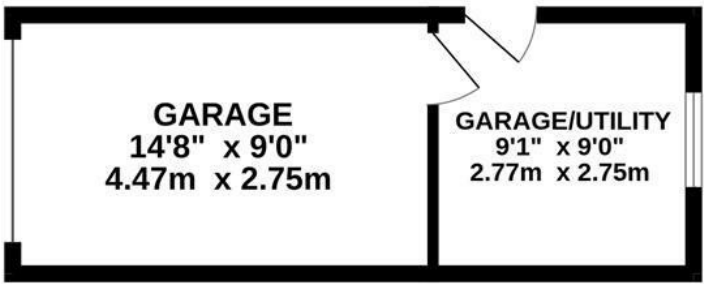








GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.




TOTAL FLOOR AREA : 852 sq.ft. (79.1 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	<div>72</div>	<div>90</div>
(81-91) B		
(69-80) C		
(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

