



Moor Road, Croston, Leyland

Offers Over £395,000

Ben Rose Estate Agents are pleased to bring to market this beautifully presented two/three bedroom semi-detached home, set within a generous plot in the highly sought after village of Croston. Offering a perfect blend of charm and practicality, this versatile home features spacious living areas with expansive outdoor space. The home is being presented with NO ONWARDS CHAIN and is perfectly situated within walking distance of superb local schools, pubs and shops with local bus routes and Croston railway station on the Preston to Liverpool line providing public transport links. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you'll enter the spacious dining room—the heart of the home—which provides access to the rest of the ground floor rooms. From here, you can enter the generous lounge, featuring a beautiful bay window that overlooks the front aspect. The dining room also flows seamlessly into the stunning rear orangery—a versatile space currently used as an additional sitting room, offering picturesque views of the garden with double patio doors leading out to the rear. The modern kitchen, also accessed via the dining room, offers ample storage and worktop space and includes integrated appliances including a fridge, freezer, and dishwasher, as well as a charming range cooker. A barn door from the kitchen opens directly onto the garden. Completing the main ground floor accommodation is the delightful garden room. Once a carport, this space has been transformed into a wonderful area for enjoying the outdoors—perfect for summer dining or entertaining guests.

Upstairs, the property features two well-proportioned double bedrooms. Bedroom two benefits from integrated storage and a convenient washbasin. The master bedroom boasts a walk-in dressing room with fitted wardrobes—previously a third bedroom, which the current owners have designed to be easily converted back if needed. A modern three-piece family bathroom with an over-the-bath shower completes the upper level.

The home also benefits from a fully boarded and carpeted loft, fitted with power and lighting and accessed via a pull-down ladder. Previously used as a home office, this versatile space offers excellent storage and potential for extension or conversion.

Externally, the property features a private driveway to the front, offering off-road parking for multiple vehicles. To the rear lies an expansive, beautifully maintained garden that truly must be seen to be appreciated. The outdoor space includes generous lawned areas, a paved patio, a tranquil pond, raised vegetable beds, and mature fruit trees. Additional highlights include a detached garage with a convenient utility room and WC, a bright rear conservatory, a brick greenhouse, a summer house, and various storage sheds with power—making this a dream setting for gardening enthusiasts or those who enjoy outdoor living.













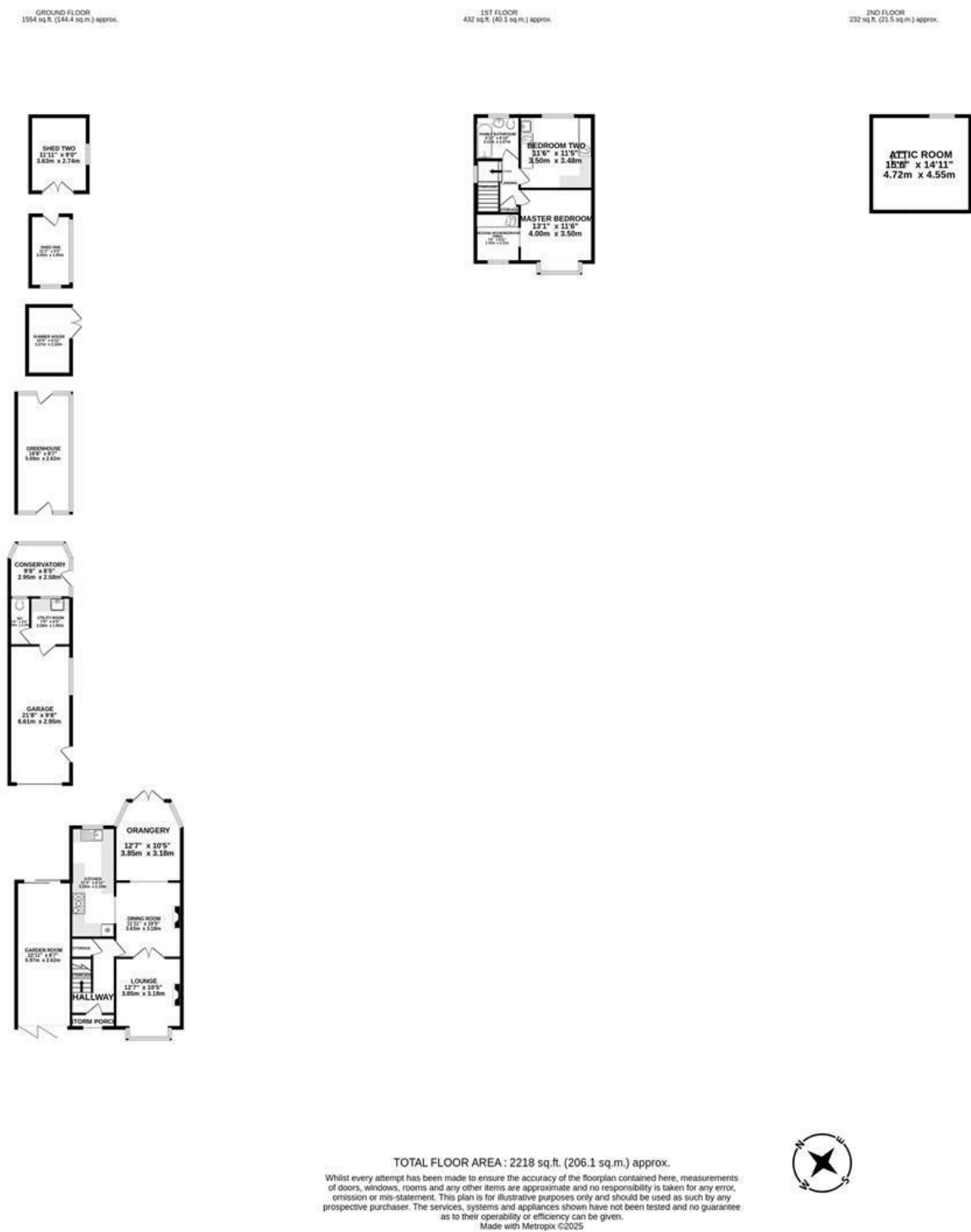








BEN ROSE



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		
	60	76
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	

