



Croston Road, Farington Moss, Leyland

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three bedroom, semi detached property situated in a much sought after residential area of Leyland. This would be an ideal family home offering a good amount of space throughout. The property is ideally placed only a few minutes drive into Leyland town centre and its superb local schools, shops and amenities. There is also fantastic travel links via the local bus routes and the nearby M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall where you can find access to all ground floor rooms. Immediately to the left you'll find the conveniently located shower room, and to the right, the spacious front lounge. The lounge comprises of a feature fireplace and receives ample light from the fronted bay window.

Moving through you'll find access to the sitting room, this room is generous in its size and also comprises of a gas fire and access to the garden via a set of double doors.

Back through the hall is the modern kitchen/diner. This beautiful space compromises of modern integral wall/base units, an integrated oven/hob, fridge, dishwasher and space for other freestanding appliances. There is room for a large family dining table and access to both the utility and under stair storage here.

Moving upstairs, you will find three double bedrooms, with bedroom's two and three benefitting from integrated wardrobe space. A three piece family bathroom with bath and over bath shower can also be found on this floor.

Externally, to the front of the property is an extensive driveway for up to four cars, whilst to the rear is a secluded south facing garden with a laid lawn and flagged areas for outdoor seating needs. A single garage/outbuilding can also be found here.

Please note this property was fitted with a new Worcester Bosch boiler in 2019

All room dimensions are available on the Floorplan













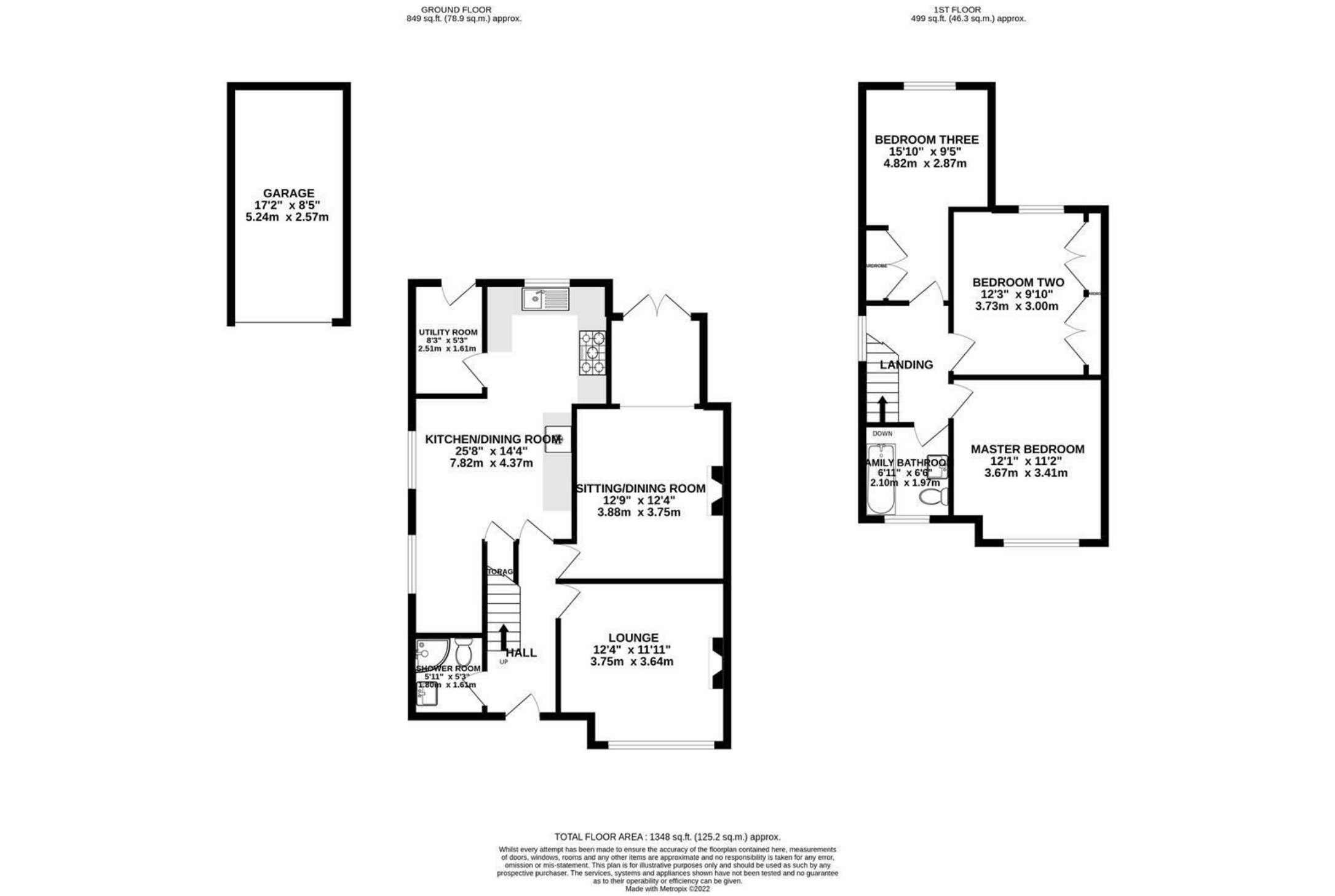








BEN ROSE



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.

