



**Croston Road**  
Farington

- **Impressive 4 Bedroom Home Sitting on a Great Size Plot**
- **Exceptional Finish Throughout**
- **3 Receptions and Open Plan Family Kitchen**
- **Located in a Popular Residential Area of Farington Moss**

**For Sale**  
**Offers Invited £525,000**  
EPC Rating 'D'







## Property Description

- \* Impressive 4 Bedroom Home Sitting on a Great Size Plot
- \* Exceptional Finish Throughout
- \* 2 Separate Garages and 2 Outbuildings

Situated in the desirable area of Farington Moss, this fantastic and spacious four-bedroom detached home offers over 2,600 square feet of superb living accommodation, ideal for modern family life. The property has been significantly extended and upgraded, boasting a generous plot and an exceptional layout, featuring three reception rooms and a high-spec open-plan family kitchen at its heart.

Upon entering the property, you are greeted by a spacious entrance hall that sets the tone for the rest of the home—light, welcoming, and thoughtfully designed. From here, the accommodation flows beautifully into a series of stylish and well-proportioned living spaces.

The living room sits to the front of the property and





features a charming bay window, a contemporary feature gas fire, and double doors that lead seamlessly out to the garden. A second reception room, also positioned at the front, benefits from another bay window, a striking wood-burning stove with a characterful wooden mantel, and doors that open into the dining room-creating a flowing and versatile living space. The dining area features a wall-mounted gas fire and opens directly into the showstopping kitchen.



The family kitchen truly is the heart of the home-a beautifully designed space that combines style, functionality, and comfort. Finished to an exceptionally high standard, it features bespoke cabinetry, sleek stone worktops, integrated appliances, and a generous central island-perfect for both entertaining guests and everyday family living. The space is flooded with natural light, thanks to large sliding doors that open out to the garden, and two full-length windows in the family area, which further enhance the bright and airy atmosphere.



The family area itself offers a comfortable and relaxed space, with room for a large sofa-ideal for unwinding, catching up on the day's events, or simply enjoying the garden views. This whole area flows effortlessly onto a spacious patio, making it perfect for alfresco dining, barbecues, or soaking up the outdoors in warmer months.

Additional ground floor amenities include a well-equipped utility room with fitted cabinets, sink, and space for both a washing machine and tumble dryer, as well as a convenient downstairs WC.

Upstairs, the first floor offers four bedrooms-three generous doubles and a single bedroom, the latter of which includes stairs leading up to a spacious loft area. The loft provides plenty of additional space, complete with eaves storage, offering excellent potential for use as a hobby room, home office, or further bedroom (subject to necessary permissions).



The primary bedroom benefits from a modern ensuite shower room, while bedrooms two and three are fitted with built-in wardrobes, offering ample storage solutions. The family bathroom is beautifully appointed with a four-piece suite, including a freestanding claw-foot bath and a separate shower cubicle, all finished to a high standard.

Externally, the property is equally impressive. To the front, there is ample off-road parking and a garage, while the rear garden boasts a large patio area, lawn, and mature planting. Additionally, there is a second garage located behind secure gates, along with an





outdoor WC and two outbuildings with electricity - offering fantastic potential for conversion into a home office, gym, annexe, or creative studio.

Other notable features include electric blinds, high-quality fixtures and finishes throughout, and excellent value for money given the size, location, and specification of this unique home.

**LOCAL INFORMATION** FARINGTON is a small village in South Ribble, Lancashire. Situated immediate north of Leyland. Farrington consists of villages, farms and moss land, modern residential development and an industrial area around Leyland Trucks headquarters and assembly plant. Within easy reach of the local amenities and highly regarded local primary and secondary schools, as well as colleges - whilst being particularly well-placed for transport and commuter links with M6 nearby.

#### ENTRANCE HALL

LIVING ROOM 16' 3" x 14' 1" (4.95m x 4.29m)

SECOND RECEPTION 12' 10" x 11' 11" (3.91m x 3.63m)

OPEN PLAN FAMILY KITCHEN 16' 5" x 26' 3" (5m x 8m)

DINING ROOM 13' 10" x 12' (4.22m x 3.66m)

UTILITY ROOM 9' 6" x 8' 10" (2.9m x 2.69m)

WC

#### FIRST FLOOR

BEDROOM ONE 10' 8" x 12' (3.25m x 3.66m)

ENSUITE 5' 2" x 9' 1" (1.57m x 2.77m)

BEDROOM TWO 13' 10" x 10' 1" (4.22m x 3.07m)

BEDROOM THREE 12' 10" x 10' 1" (3.91m x 3.07m)

BEDROOM FOUR 8' 9" x 8' 11" (2.67m x 2.72m)

BATHROOM 7' 11" x 8' 8" (2.41m x 2.64m)

LOFT 27' 5" x 20' 1" (8.36m x 6.12m)

GARAGE 18' 2" x 11' 11" (5.54m x 3.63m)

GARAGE 16' 8" x 10' 1" (5.08m x 3.07m)

WC





OUTBUILDING 9' 1" x 10' 2" (2.77m x 3.1m)

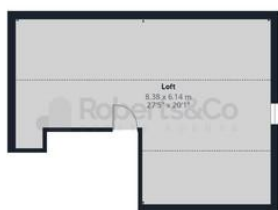
OUTBUILDING 10' 1" x 9' 10" (3.07m x 3m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







**Approximate total area<sup>(1)</sup>**

284.4 m<sup>2</sup>

3058 ft<sup>2</sup>

**Reduced headroom**

24.8 m<sup>2</sup>

267 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		