



**redrose**

**328 Croston Road**

Farington Moss, Leyland, PR26 6PN

This exceptional family home, owned by the same family since new, is now ready for its next chapter. Over the years, the current owners have thoughtfully extended the property to offer six bedrooms, two spacious reception rooms, and a study. Situated on a generous plot, it features front and rear gardens, a large driveway with ample parking for multiple vehicles, and a double garage. Offered for sale with NO CHAIN.

**Asking Price Of £550,000**

EPC Rating 'TBC'







## Property Description

### OUTSIDE FRONT

Set back from the road and surrounded by established trees. Driveway for several vehicles leads to the double garage and large lawn. Pathway to front door.

### ENTRANCE HALLWAY

15' 8" x 6' 10" (4.8m x 2.1m) Spacious entrance hallway with stairs to first floor and doors to lounge, dining room and study. Ceiling light point and radiator.

### LOUNGE

14' 1" x 23' 7" (4.3m x 7.2m) Fabulous size dual aspect lounge with double glazed bay window to front and sliding patio doors to the rear. Feature brick fireplace with gas fire insert, ceiling light points and radiator.

### DINING ROOM

11' 1" x 23' 7" (3.4m x 7.2m) Another fantastic space with double glazed window to front and sliding patio doors to rear. ceiling light points and radiator.





#### STUDY

7' 2" x 6' 10" (2.2m x 2.1m) Dedicated study with double glazed window overlooking the rear garden. Ceiling light point and radiator.

#### KITCHEN/BREAKFAST ROOM

15' 1" x 8' 6" (4.6m x 2.6m) With a range of wall and base units in light oak, double glazed windows to rear, tiled flooring and ceiling light point. Space for washing machine, dishwasher and fridge freezer, double oven and granite worktops.

#### FIRST FLOOR

Stairs to first floor landing with doors to bedrooms and bathroom. Ceiling light point.



#### MASTER BEDROOM

13' 9" x 12' 5" (4.2m x 3.8m) Spacious bedroom with fitted wardrobes to one wall, double glazed window to front, ceiling light point, radiator and door to en suite.

#### EN SUITE

6' 10" x 4' 11" (2.1m x 1.5m) Fully tiled three piece bathroom suite with shower enclosure, low level WC and wash hand basin. Double glazed window to front, downlights and heated towel rail.

#### BEDROOM TWO

10' 5" x 9' 6" (3.2m x 2.9m) Fitted wardrobes to one wall, double glazed window to rear, ceiling light point and radiator.

#### BEDROOM THREE

10' 9" x 11' 1" (3.3m x 3.4m) Double glazed window to front, ceiling light point and radiator.

#### BEDROOM FOUR

10' 2" x 12' 1" (3.1m x 3.7m) Double glazed window to rear, ceiling light point and radiator.

#### BEDROOM FIVE

12' 1 max" x 12' 9" (3.68m x 3.9m) Double glazed window to front, ceiling light point and radiator.

#### BEDROOM SIX

9' 10" x 9' 6" (3.0m x 2.9m) Double glazed window to front, ceiling light point and radiator.

#### SHOWER ROOM

7' 2" x 6' 10" (2.2m x 2.1m) Fully tiled three piece bathroom suite with shower enclosure, low level WC and wash hand basin. Double glazed window to rear, downlights and heated towel rail.





#### FIRST FLOOR LOUNGE AREA

11' 5" x 11' 9" (3.5m x 3.6m) linking the main part of the building to the extension. This useful lounge area is perfect for a chill out area with double glazed window to rear, ceiling light point and radiator.

#### FAMILY BATHROOM

6' 2" x 7' 2" (1.9m x 2.2m) Four piece bathroom suite with bath, low level WC, bidet and wash hand basin. Double glazed window to front, ceiling light point and radiator.

#### REAR GARDEN

Good size rear garden laid mainly to lawn with established shrubbery and planting. Side access to front, garden shed and patio area.

#### DOUBLE GARAGE

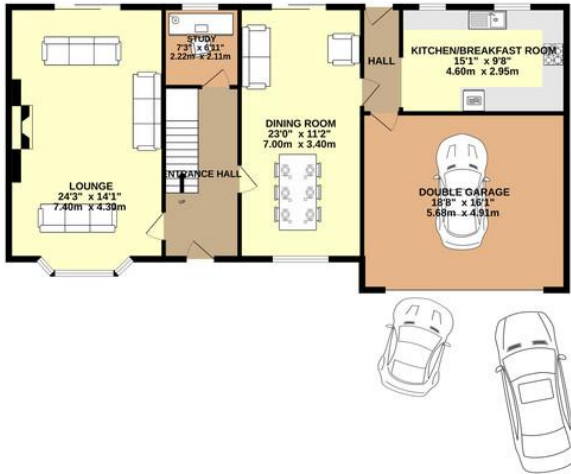
Accessed via the main house and also via electric door to the front. ceiling light point and power.



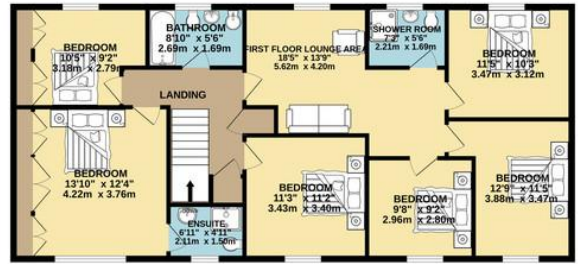




GROUND FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 2389 sq.ft. (221.9 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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