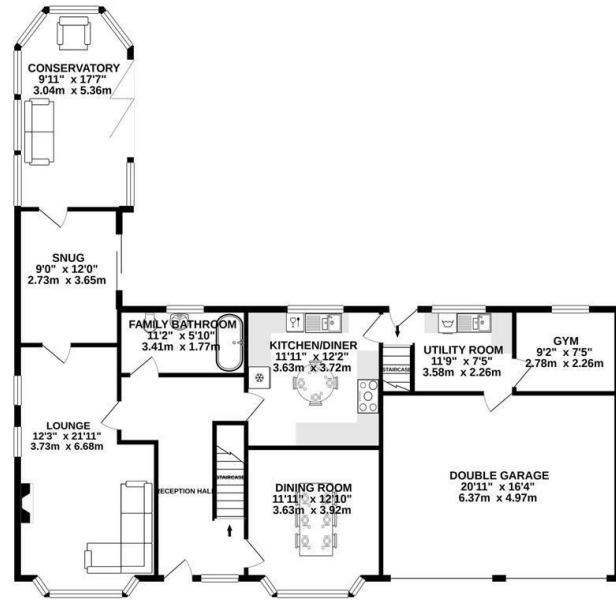
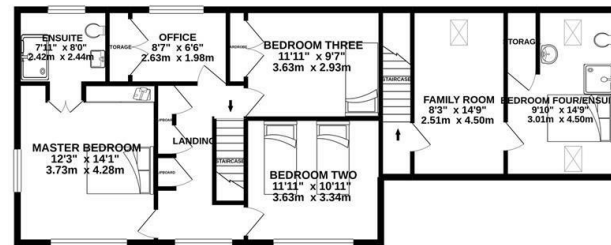


GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2489 sq.ft. (231.3 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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**Croston Road, Farington Moss, Leyland**

**Offers Over £490,000**

Ben Rose Estate Agents are pleased to present to market this spacious, immaculately presented five bed 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 leading through to the modern lounge with large front-facing bay window letting ample light into the property. This leads through to the cosy snug room and connecting conservatory for additional living space. From here you will find gorgeous sliding door access to the rear. Back through the hall you'll find the all-white three piece family bathroom with overhead shower and the family dining area with enough space for a large family dining table and a gorgeous front-facing bay window. The hall also gives access to the modern kitchen/diner where you'll find integrated wall and base units, integral dishwasher, and space for other freestanding appliances. The kitchen leads through to the convenient utility room and multi-purpose space which is currently functioning as a gym. You can also access the integrated garage from here.

Moving upstairs, the property partitions into separate spaces where you'll find three good-sized bedrooms, a master bedroom three piece ensuite with walk in shower, and an office space. You'll then find a separate family room and fourth bedroom with three piece ensuite accessed via a separate staircase.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading to a double integrated garage. To the rear is a gorgeous secluded garden area with laid lawn and patio area for outdoor furniture.

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC





