



**Orchard Mill Drive, Croston, Leyland**

**Offers Over £350,000**

Ben Rose Estate Agents are pleased to present to market this delightful five-bedroom, mid-terraced property set over three floors and located in a highly sought-after area in Croston. The property is situated just a short drive away from both Leyland and Chorley Town Centres, offering access to superb local schools, shops, and amenities. It enjoys fantastic travel links via nearby train stations and the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the property, you'll find yourself in the stunning open-plan kitchen/dining room. The modern kitchen is thoughtfully designed and complemented by a large family dining table and built-in storage under the stairs, including a convenient wine rack. The kitchen boasts ample worktop space, a large Range Master cooker, and a Belfast sink, along with plenty of room for other freestanding appliances.

Adjacent to the kitchen, a hallway with a coat and shoe storage area also provides access to the downstairs WC.

Access to the remaining floors can be found via the stairs here, seamlessly connecting the living spaces.

The kitchen/dining room further provides access to the lounge. Located at the rear of the home, this generously sized room receives ample natural light through the patio doors leading to the rear yard.

Moving up to the first floor, you'll discover three double bedrooms, with the master benefiting from built-in wardrobes and its own three-piece ensuite/shower room. Bedroom four and five are currently being used as a dressing room and home office/study proving versatility throughout. A modern family bathroom with a bath and over-the-bath shower completes the layout of this floor.

The second floor houses two more double bedrooms with skylights, offering a cozy ambiance. Eaves storage is a practical feature in these rooms, and you'll find two large storage cupboards located off the landing, providing ample space for belongings.

Key Features of this home include:

Family Home with a warm and inviting atmosphere.

Easy-to-maintain recently landscaped yard to the rear with gated access to the street behind.

Recently decorated to a high standard throughout, ensuring a modern and appealing interior.

Off-road parking to the front, making life more convenient for you and your family.

Located on a quiet cul-de-sac, providing a peaceful and secure living environment.

Underfloor heating throughout the ground floor.

Don't miss the opportunity to make this wonderful property your new home, offering a blend of contemporary living spaces, thoughtful design, and a desirable location. Contact us today to arrange a viewing.

















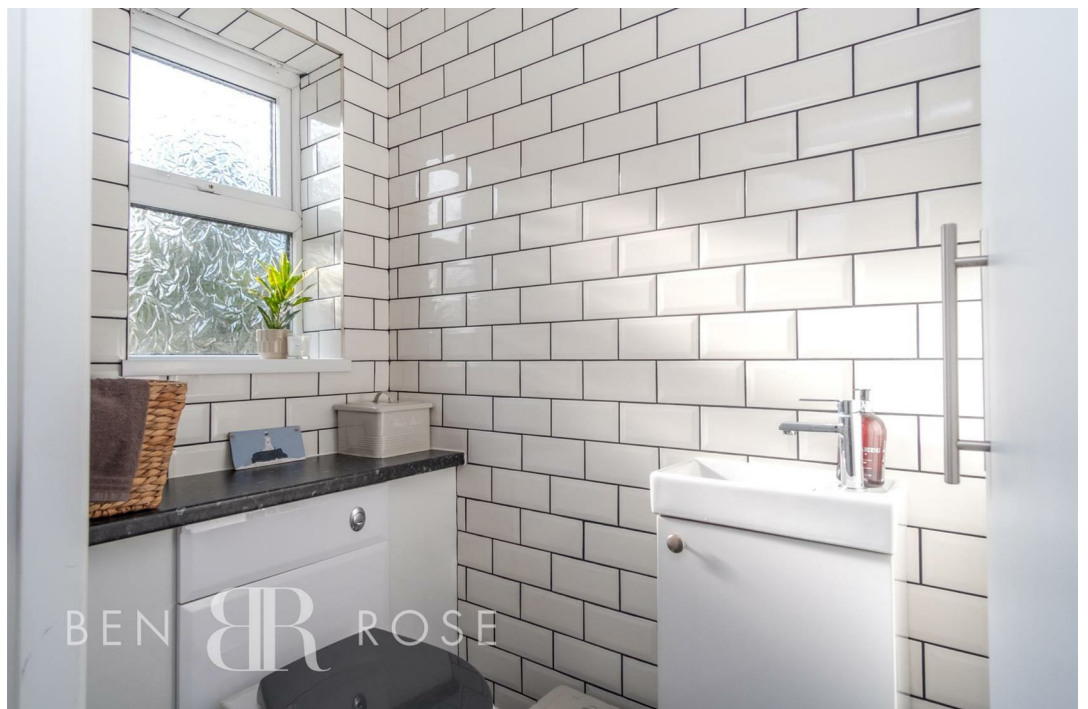


















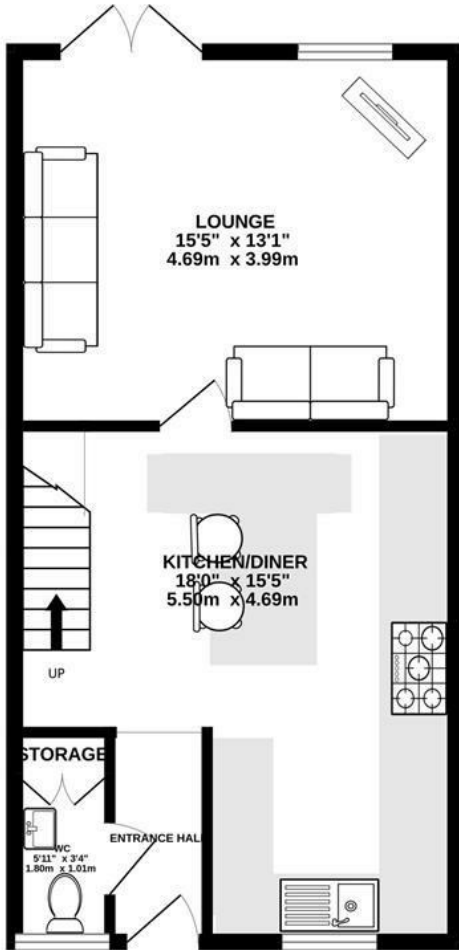




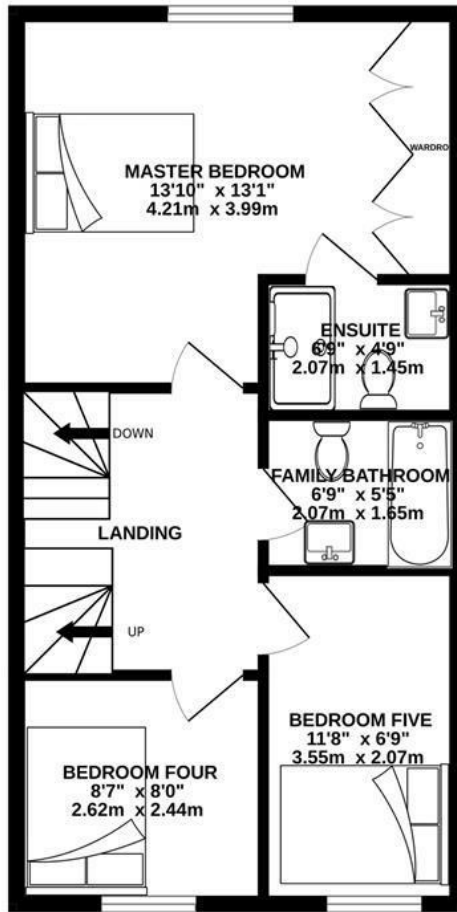




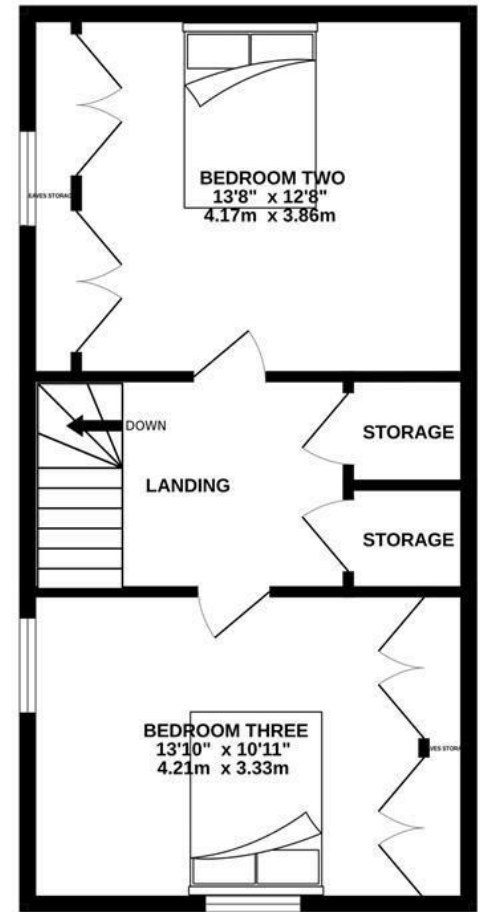
GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



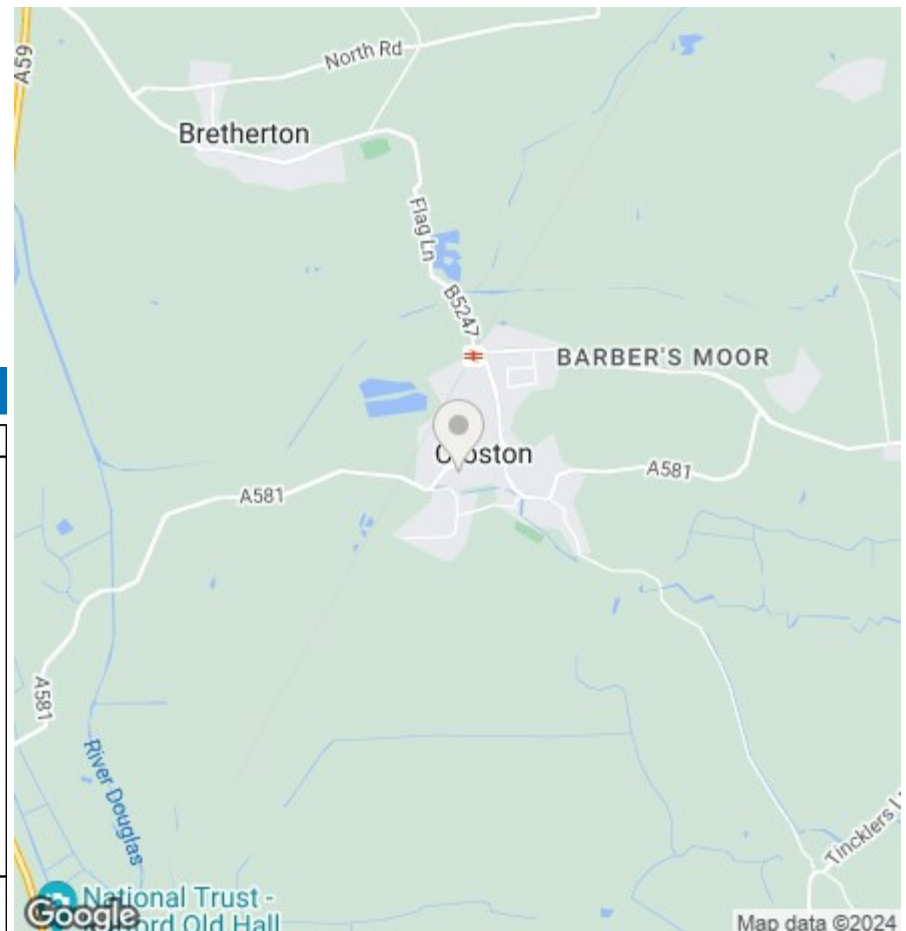
2ND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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>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	