



School Close, Croston, Leyland

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to the market this beautiful, four-bedroom townhouse property situated in the picturesque and highly sought-after village of Croston. The home is presented to a high standard throughout and isn't overlooked to the rear. This would be an ideal home for families in the area and is within walking distance to highly regarded schools in the village such as Trinity & St Michaels Primary school and Bishop Rawstorne High School. There are also local shops and restaurants nearby, as well as Croston train station, providing excellent travel links for daily commuters.

As you step inside, the welcoming entrance hall with a convenient downstairs WC located just off sets the tone for this lovely home. The spacious lounge is bathed in natural light, making it an inviting space for relaxing or entertaining. The open plan modern kitchen/diner is accessible through French doors and boasts integrated appliances throughout, as well as a central island. This room offers a perfect balance of practicality and style, with space for a family dining table, under stair storage, and easy access to the garden, where you can enjoy the beautiful surroundings.

The first floor is home to three of the four bedrooms, each offering comfort and versatility. Bedroom four, currently used as a study, provides additional space for your specific needs. The modern four-piece family bathroom on this floor includes a separate bath and shower, ensuring convenience and luxury for the whole family.

The master bedroom is found on the second floor and features its own private ensuite, providing a haven of privacy and relaxation.

Situated on a peaceful cul-de-sac, this property offers parking for two cars on the driveway, and also has an electric car charging point making your daily routine hassle-free. The rear garden is a generous size and enjoys complete privacy with no neighbours overlooking it from the rear. You can unwind on the patio area or let the kids play on the spacious lawn, all while appreciating the tranquillity of your surroundings. This property also has the added benefit of having solar panels which can reduce your yearly utility bills.

This charming townhouse not only boasts a village lifestyle but also offers easy access to beautiful walks in the countryside, as well as being within the catchment area for highly sought-after schools. With Croston Recreation Ground located right next to the property, you'll have plenty of opportunities for outdoor activities and leisure. This is a home that truly encompasses the best of family living in a delightful village setting.







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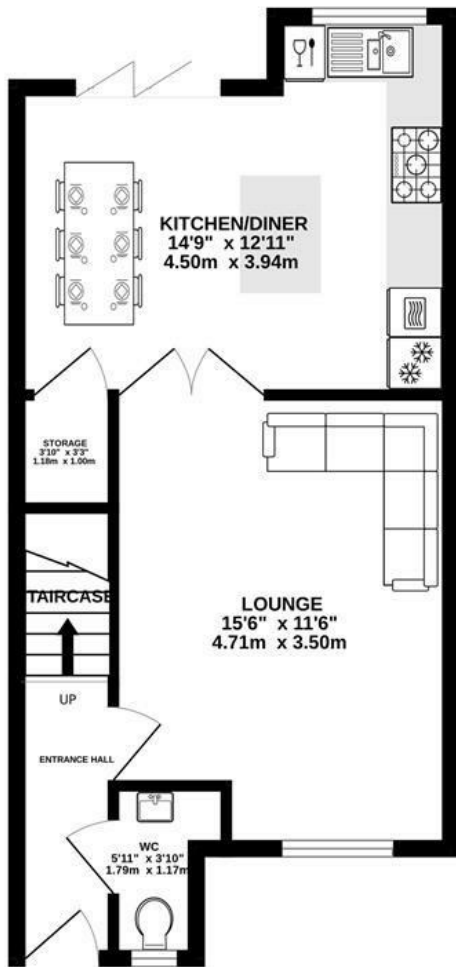


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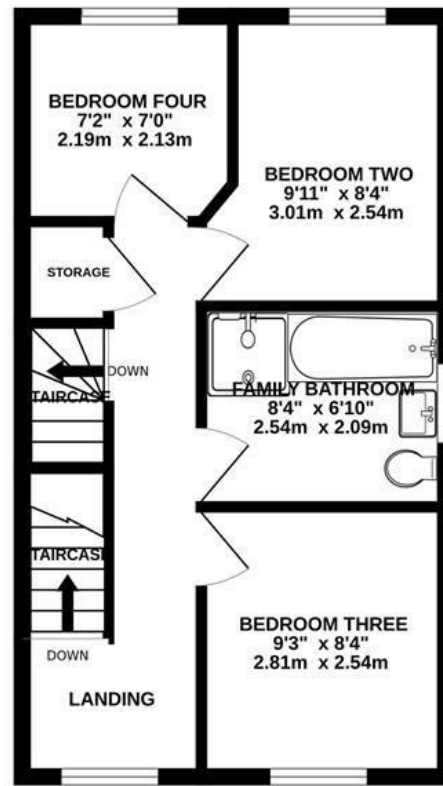




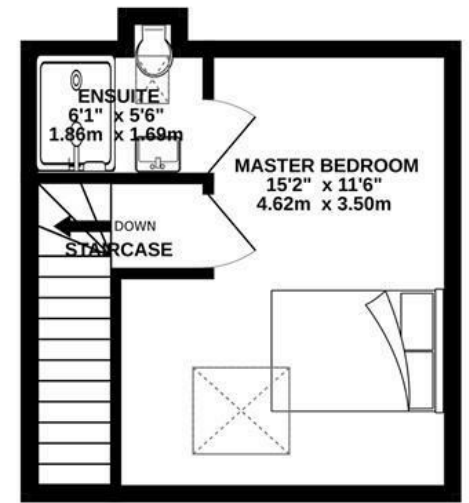
GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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