



Station Road, Croston, Leyland

Offers Over £215,000

Ben Rose Estate Agents are pleased to present to the market this well presented, three-bedroom terrace property situated in the picturesque and highly sought-after village of Croston. The home is presented to a high standard throughout and has undergone a complete refurbishment. This would be an ideal home for first time buyers in the area and is within walking distance to highly regarded schools in the village such as Trinity & St Michaels Primary school and Bishop Rawstone High School. There are also local shops and restaurants nearby, as well as Croston train station, providing excellent travel links for daily commuters.

Entering through the welcoming entrance hall, you'll find a spacious front lounge that exudes a cosy ambiance and provides access to convenient under stair storage. Progressing through, the modern, open-plan kitchen/diner awaits, featuring integrated appliances like a wine cooler, oven, fridge/freezer and also underfloor heating which has an isolation control panel in the dining area allowing it to be easily turned on and off. The dining area accommodates a large family table whilst the kitchen also gives seamless access to the garden, creating a harmonious flow between indoor and outdoor living.

Moving to the first floor, the property offers three bedrooms, with bedroom two benefitting from integrated storage. Bedroom three even has the option to be used as a home office, providing a variety of uses. A three-piece family bathroom completes this level, featuring an over-the-bath shower for added convenience.

Externally, the property has on-road parking to the front and additional private parking at the rear, where a garage is conveniently situated. The rear lovely garden is fully flagged for easy maintenance and offers a delightful setting for relaxation and recreation. This beautifully renovated home, with its favourable location and practical features, is an ideal choice for those seeking comfort, style, and convenience in Croston.









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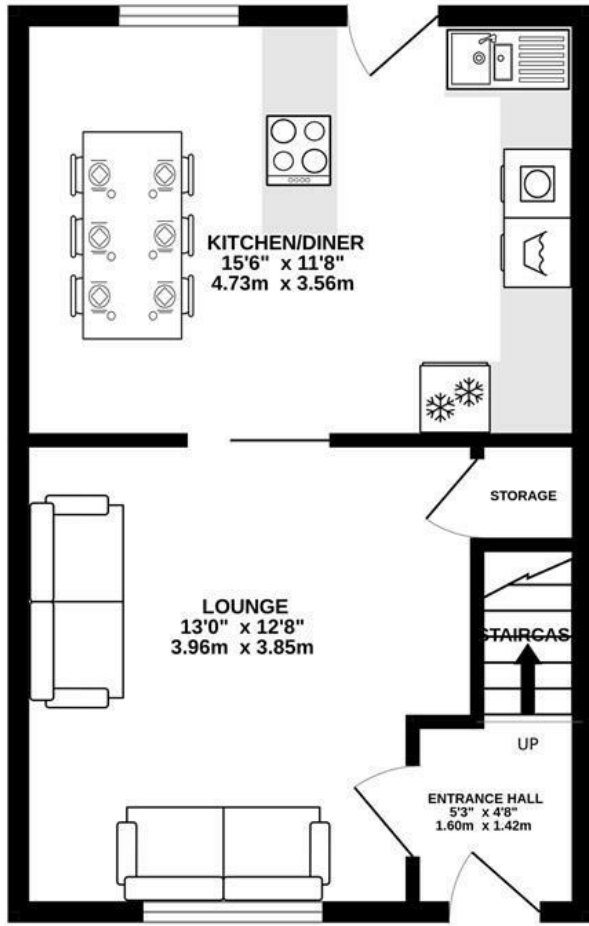


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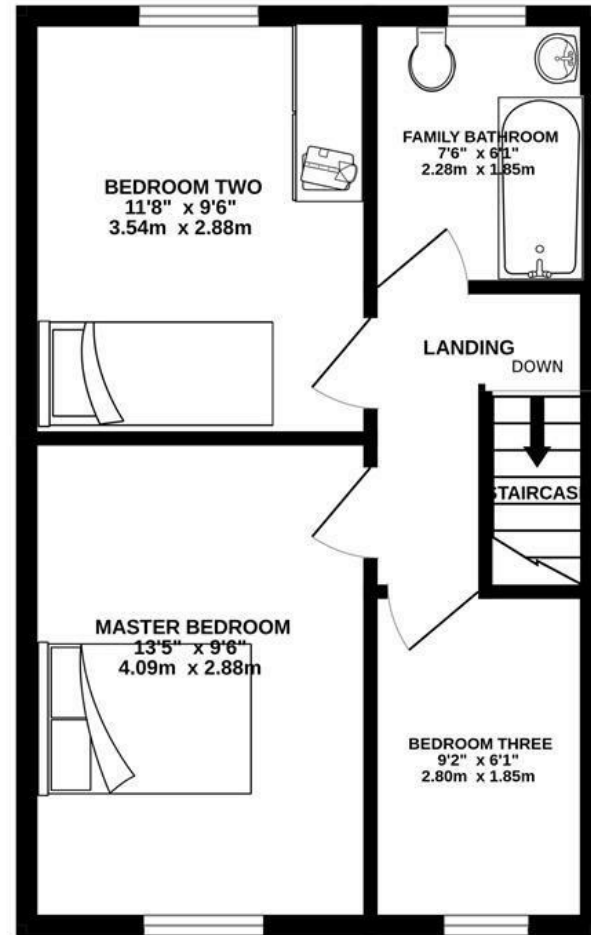




GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

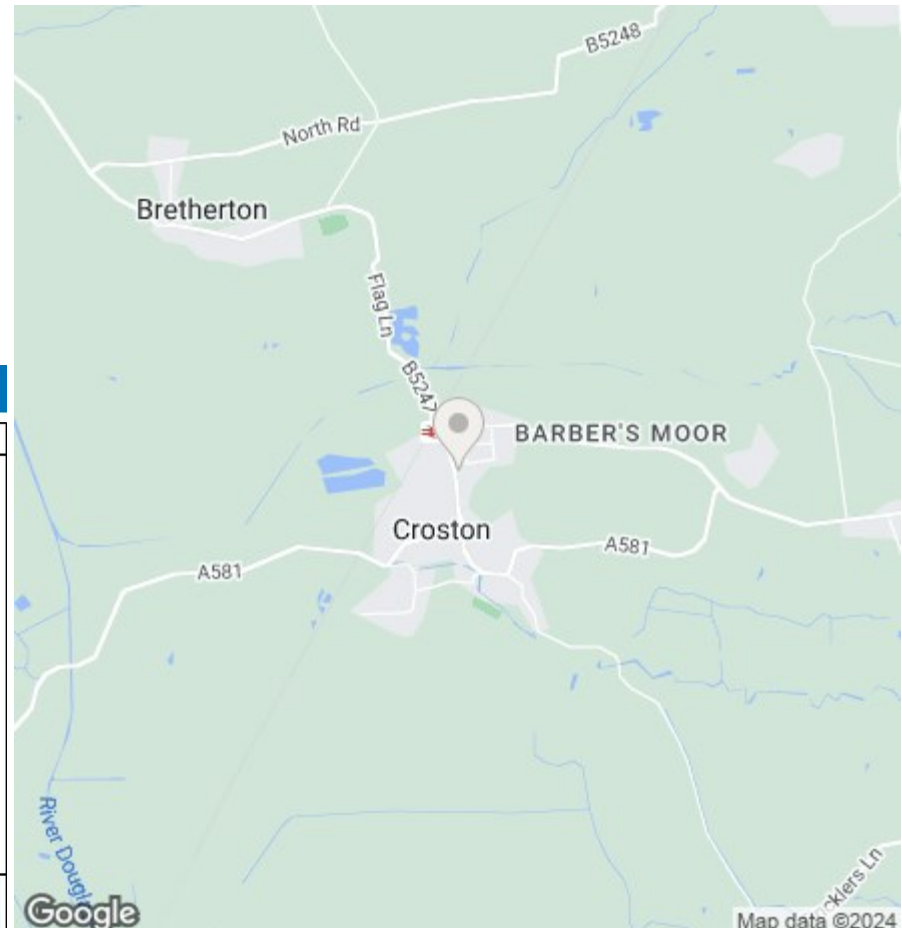


TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	