



Croston Road, Farington Moss, Leyland

Offers In The Region Of £375,000

Ben Rose Estate Agents are pleased to present to market this generously sized, four-bedroom, detached property that has been extended over two floors. This would be an ideal family home with easy travel links to the likes of Preston and Leyland town centre nearby. There is also an abundance of amenities located nearby such as supermarkets and schools, and convenient travel links via local bus routes.

Upon entering, you are greeted by a reception hall with the WC located just off. The spacious front lounge boasts a feature fireplace and large front facing window, seamlessly flowing into the dining room, offering ample space for a large family dining table. Towards the rear in the extended part of the home, a cosy family room awaits, with patio doors leading to the garden. The stunning kitchen/breakfast room features space for freestanding appliances and a breakfast bar for two people.

Ascending to the first floor, an open landing leads to four bedrooms. The master bedroom has been extended to incorporate a dressing room area with fitted wardrobes, benefiting from a Juliette balcony and three-piece ensuite. Bedroom two also features fitted wardrobes, while a three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the property boasts a front lawned garden with gated access to the driveway, providing space for two cars, with additional parking available at the rear via another gate. A double detached garage is conveniently situated here. The rear garden offers a patio area leading to a spacious lawn, providing excellent seclusion and featuring a charming summer house, perfect for outdoor relaxation.

In summary, this beautifully extended property offers ample space for family living, combined with convenient travel links and nearby amenities, making it an ideal choice for those seeking a comfortable and practical home.





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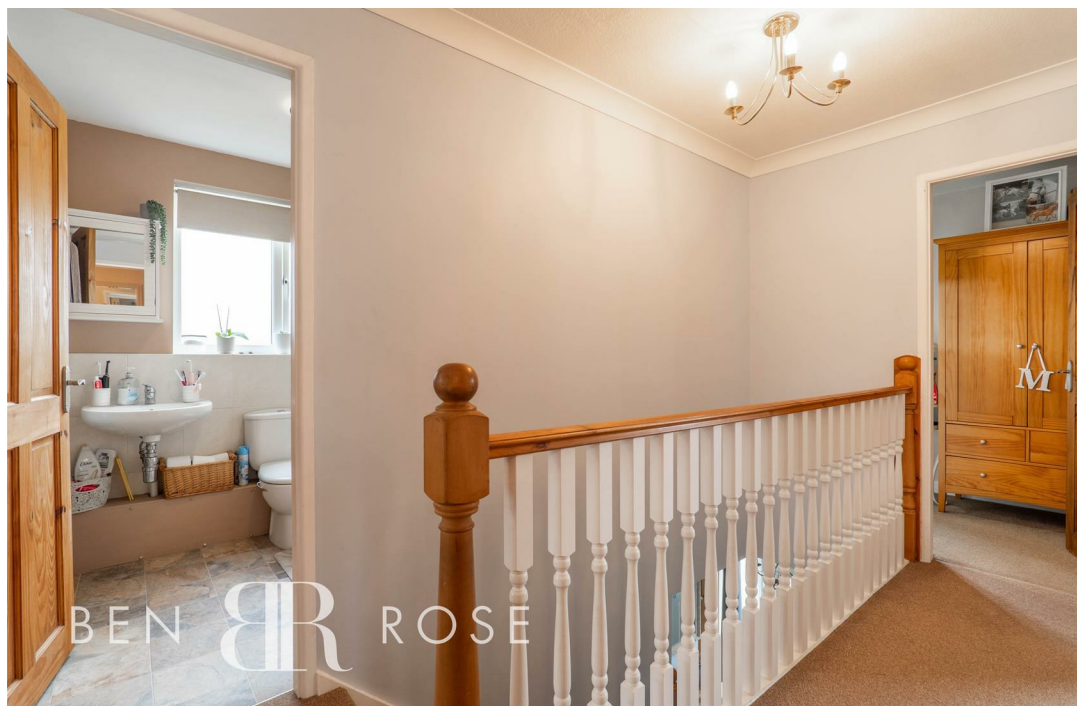
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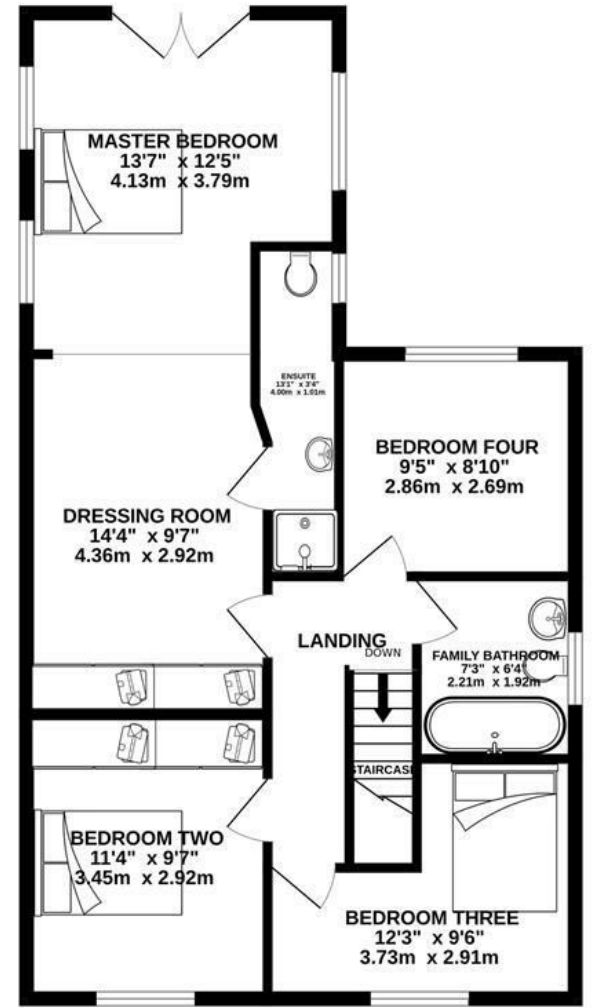
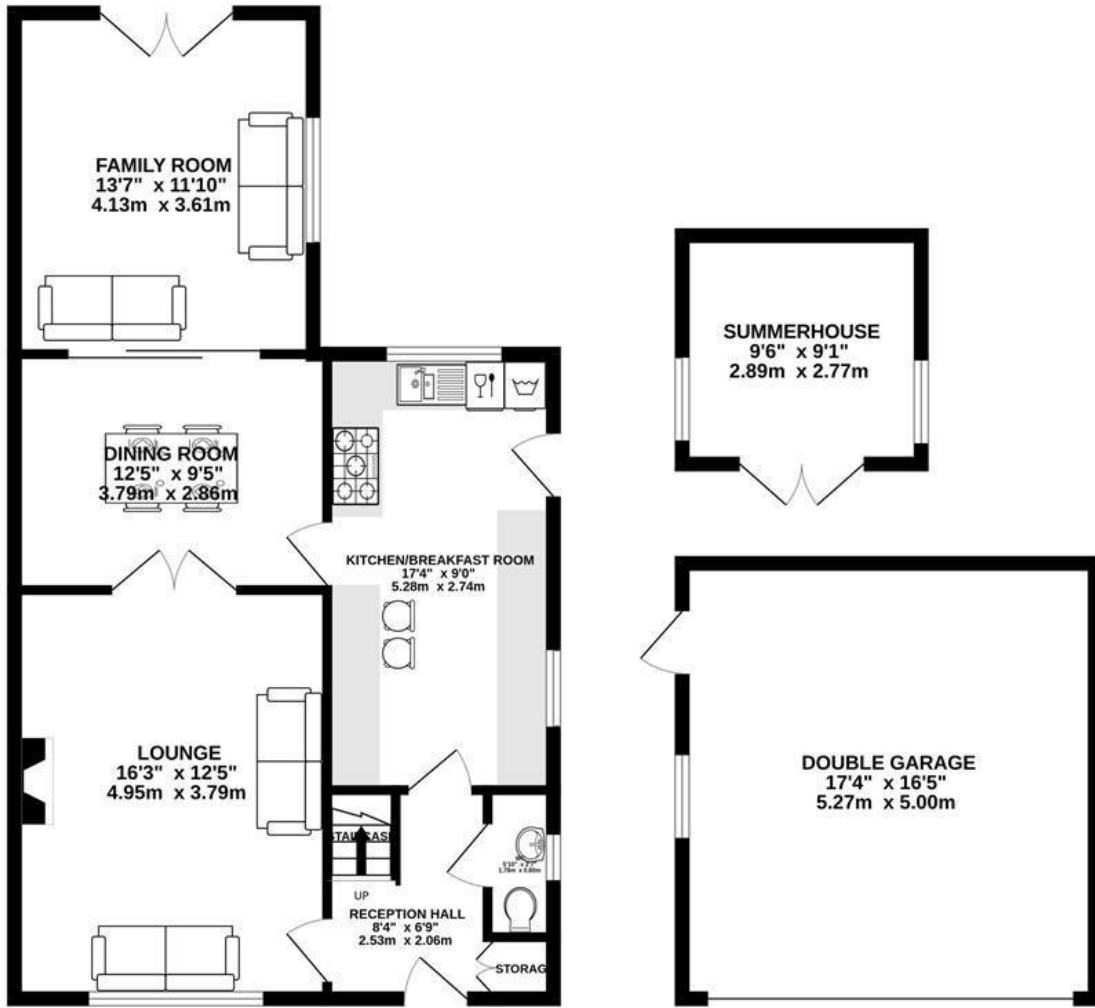
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GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.

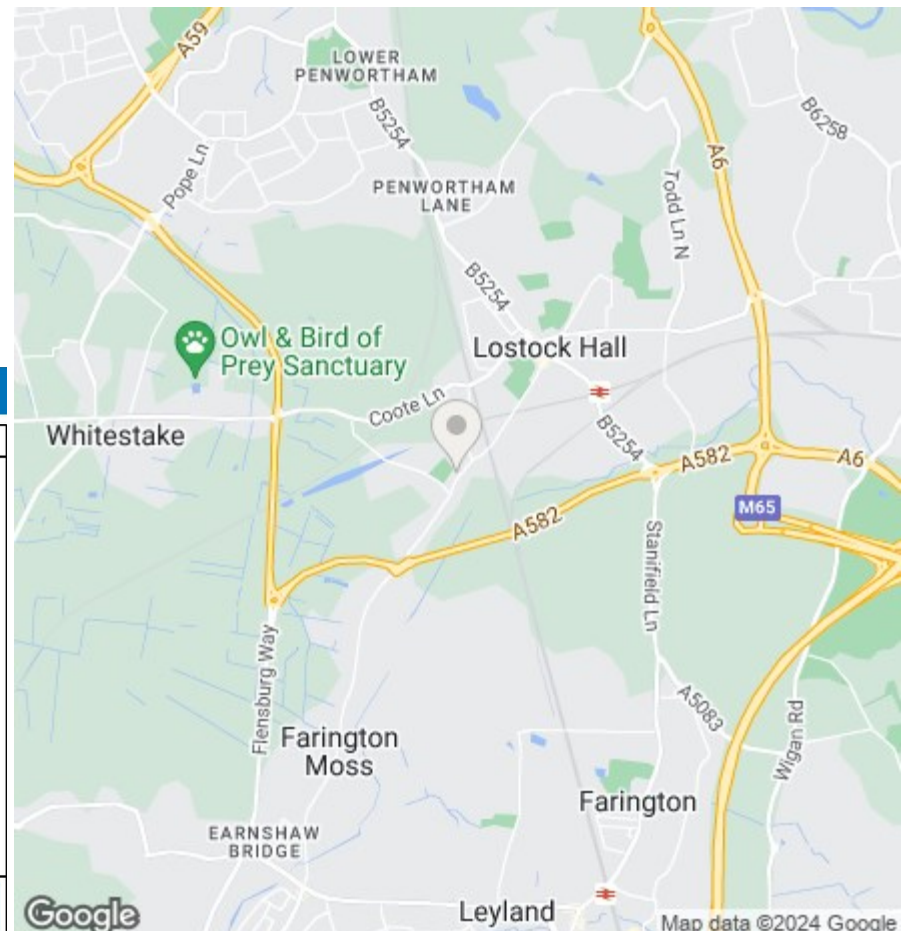


TOTAL FLOOR AREA : 1802 sq.ft. (167.4 sq.m.) approx.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
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	