



Coronation Court, Croston, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom townhouse, set across three floors, and located in the highly sought-after village of Croston. Perfectly positioned, this property is just a short drive from both Leyland and Chorley town centres while offering convenient access to Croston's outstanding schools, charming pubs and restaurants, and boutique shops. The village boasts a vibrant and welcoming community, making it ideal for families. Additionally, the home benefits from excellent transport links, with nearby train stations and easy access to the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

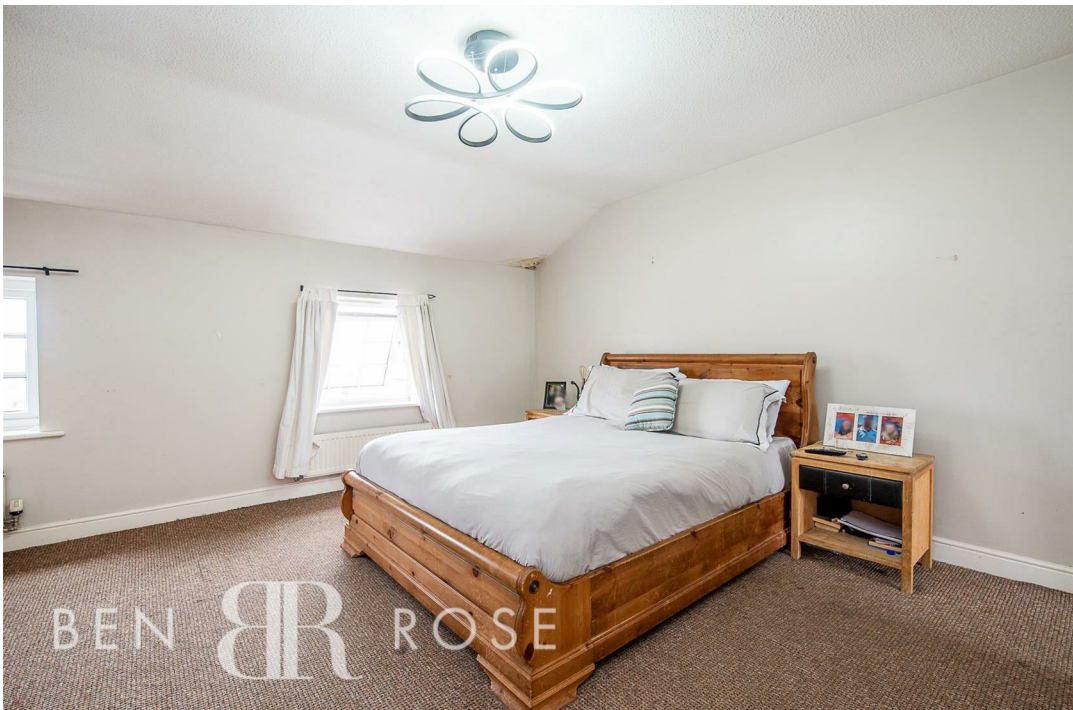
Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a stylish media wall and a window overlooking the front aspect. Moving through, you enter the open-plan kitchen and dining area. The kitchen is fitted with an integrated oven and hob, with additional space for freestanding appliances. The dining area provides ample room for a large family dining table, and double patio doors open onto the rear garden.

Ascending to the first floor, you will find two well-proportioned double bedrooms and a modern three-piece family bathroom, complete with an over-the-bath shower. Continuing to the top floor, there are two additional bedrooms, including the generously sized master bedroom, which benefits from an ensuite shower room.

Externally, the front of the property offers two allocated parking spaces. At the rear, the generously sized garden features a low-maintenance artificial lawn and a flagged patio—perfect for outdoor furniture and enjoying the outdoors.







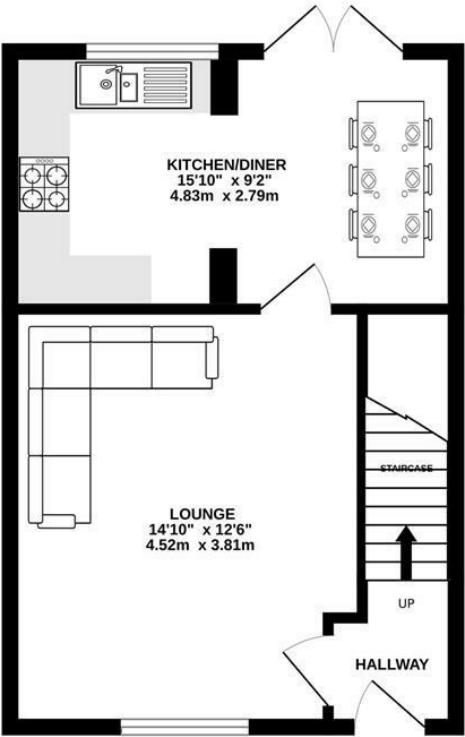




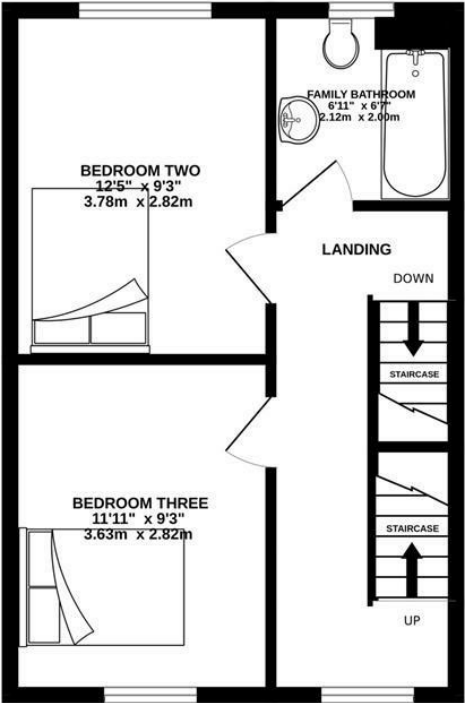


BEN ROSE

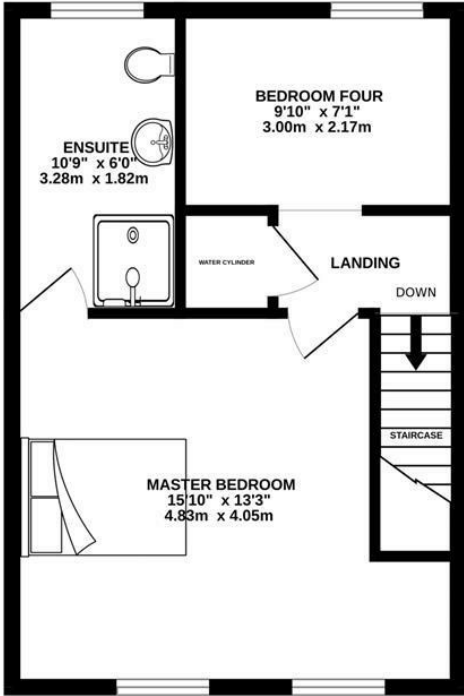
GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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		
England & Wales	EU Directive 2002/91/EC	85

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		
England & Wales	EU Directive 2002/91/EC	

