



Croston Road, Farington Moss, Leyland

£1,195

Ben Rose Estate Agents are pleased to present to market this three bedroom, semi detached property situated in a much sought after residential area of Leyland. This would be an ideal family home offering a good amount of space throughout. The property is ideally placed only a few minutes drive into Leyland town centre and its superb local schools, shops and amenities. There is also fantastic travel links via the local bus routes and the nearby M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall where you can find access to all ground floor rooms. Immediately to the left you'll find the conveniently located shower room, and to the right, the spacious front lounge. The lounge compromises of a feature fireplace and receives ample light from the fronted bay window.

Moving through you'll find access to the sitting room, this room is generous in its size and also compromises of a gas fire and access to the garden via a set of double doors.

Back through the hall is the modern kitchen/diner. This beautiful space compromises of modern integral wall/base units, an integrated oven/hob, fridge, dishwasher and space for other freestanding appliances. There is room for a large family dining table and access to both the utility and under stair storage here.

Moving upstairs, you will find three double bedrooms, with bedroom's two and three benefitting from integrated wardrobe space. A three piece family bathroom with bath and over bath shower can also be found on this floor.

Externally, to the front of the property is an extensive driveway for up to four cars, whilst to the rear is a secluded south facing garden with a laid lawn and flagged areas for outdoor seating needs. A single garage/outbuilding can also be found here.

Please note this property was fitted with a new Worcester Bosch boiler in 2019

All room dimensions are available on the Floorplan







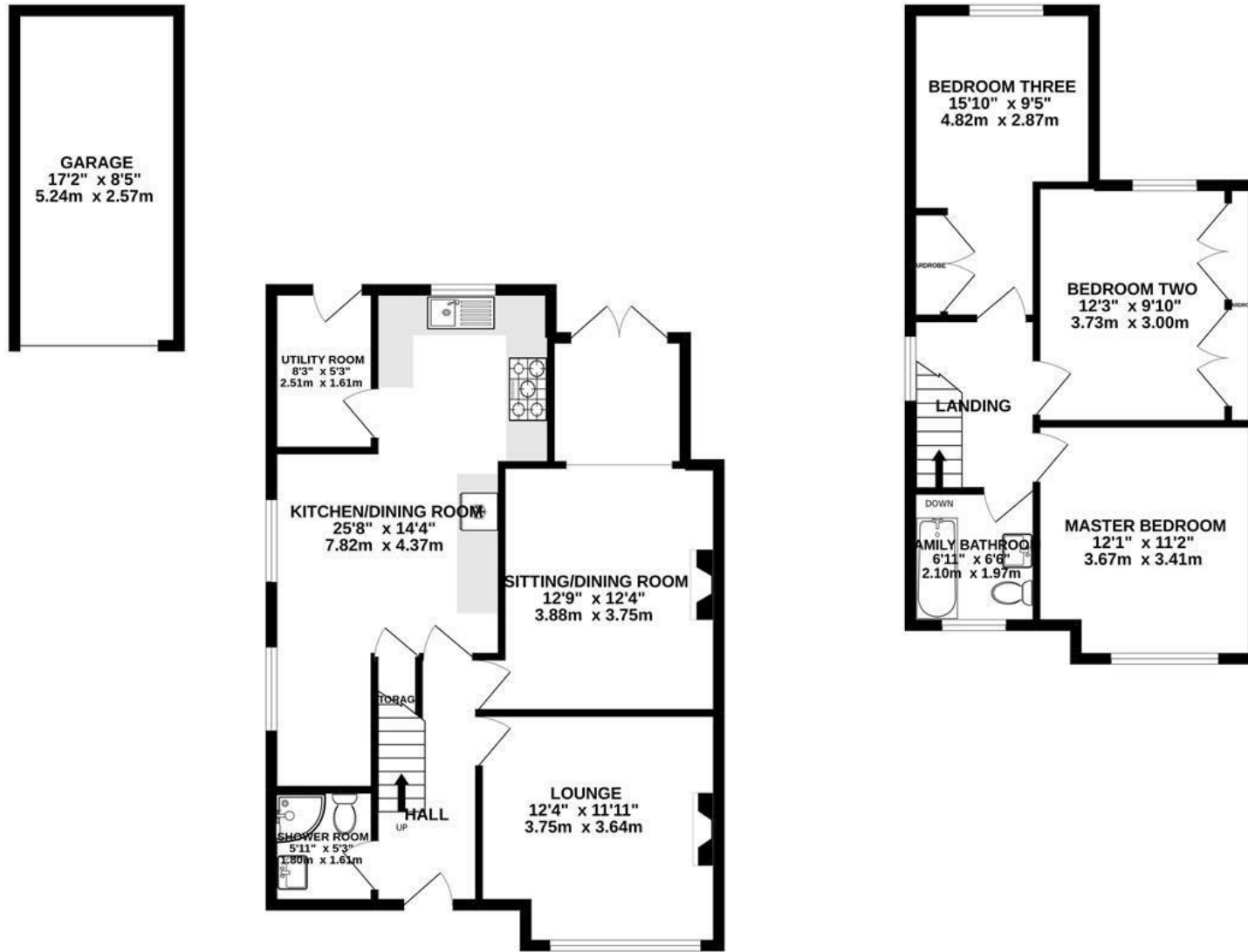






GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.

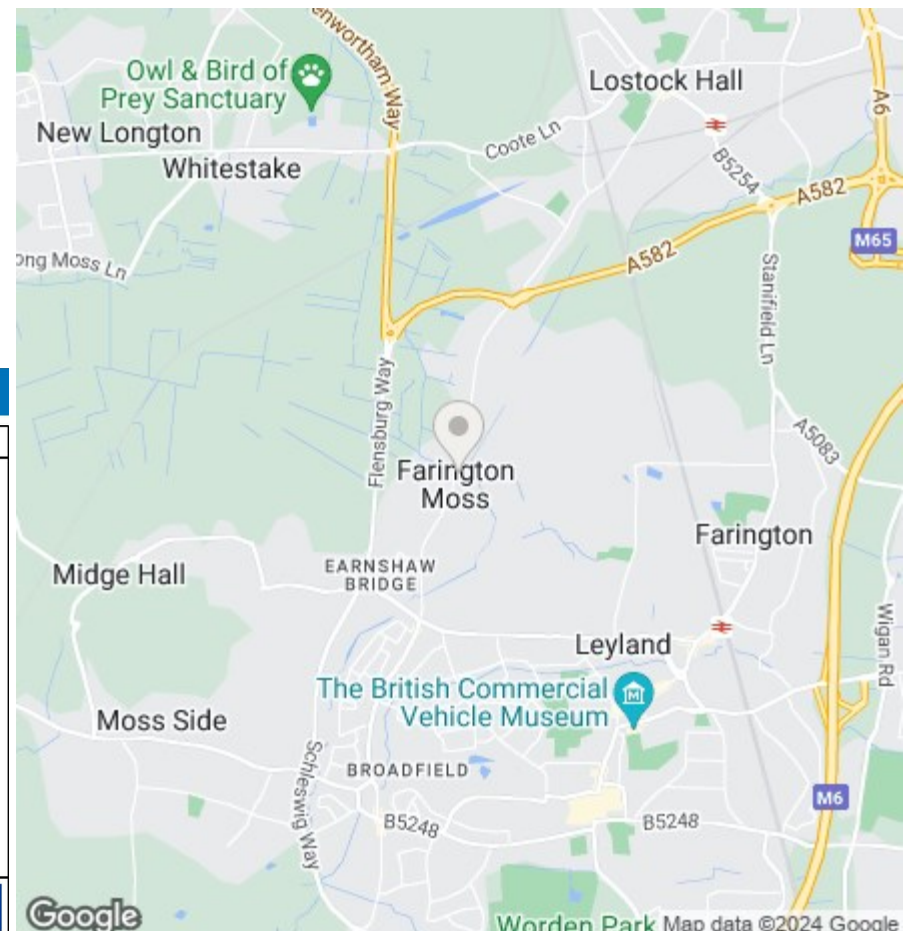
1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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 | 78 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 66 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 78 |
| (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 | |
| 66 | |
| England & Wales | EU Directive 2002/91/EC |