



Riverside Crescent, Croston, Leyland

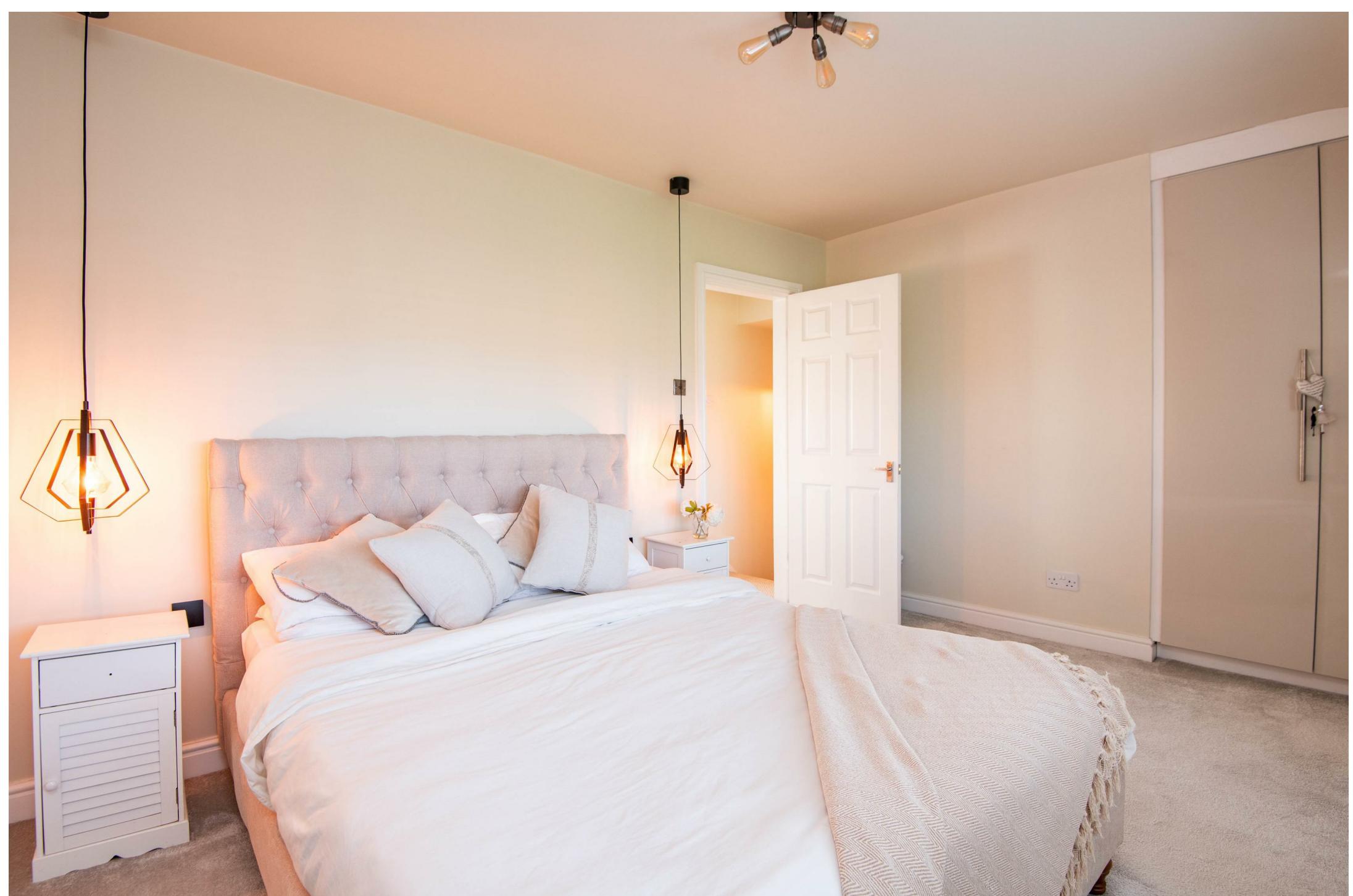
Offers Over £250,000

Ben Rose Estate Agents are pleased to present to market this beautifully finished two-bedroom mid-terrace home, ideally suited to couples and small families alike. Situated in the highly desirable village of Croston, this property enjoys a charming semi-rural setting while remaining exceptionally well connected. Croston offers a range of local amenities including independent shops, cafés, well-regarded schools and scenic countryside walks, all within easy reach. Excellent transport links are close by, with Croston train station providing direct routes to Preston, Ormskirk and Liverpool, while Leyland town centre and the M6 motorway network are just a short drive away, making this an ideal location for commuters seeking both convenience and village living.

Upon entering the property, you are welcomed into a light and vibrant lounge, enhanced by a charming log-burning stove that creates a warm and inviting focal point. A bay window to the front allows natural light to flood the space, adding to the airy feel. From here, the staircase rises to the first floor, while the layout flows seamlessly through to the impressive open-plan kitchen and dining area. This modern space is well equipped with integrated appliances and benefits from three skylights, filling the room with natural light and creating an ideal setting for both everyday living and entertaining. Completing the ground floor is a convenient WC, accessed directly from the kitchen area. Throughout, the property is exceptionally well maintained and truly ready to move straight into.

Ascending to the first floor, the landing provides access to two generously sized double bedrooms. The master bedroom benefits from built-in wardrobes, offering excellent storage without compromising on space. The second bedroom is equally well proportioned, making it suitable as a guest room, child's bedroom or home office. Completing this level is the contemporary family bathroom, fitted with a large walk-in shower and finished to a high standard, continuing the modern feel seen throughout the home.

Externally, the property is just as impressive. To the front, there is a pebbled, fenced driveway providing off-road parking for two vehicles. To the rear, the enclosed garden offers a private and secure outdoor space, featuring a patio area ideal for outdoor dining and a raised seating area perfect for relaxing or entertaining during the warmer months. Overall, this is a thoughtfully presented and stylish home in a sought-after location, combining comfort, practicality and village charm—an excellent opportunity not to be missed.

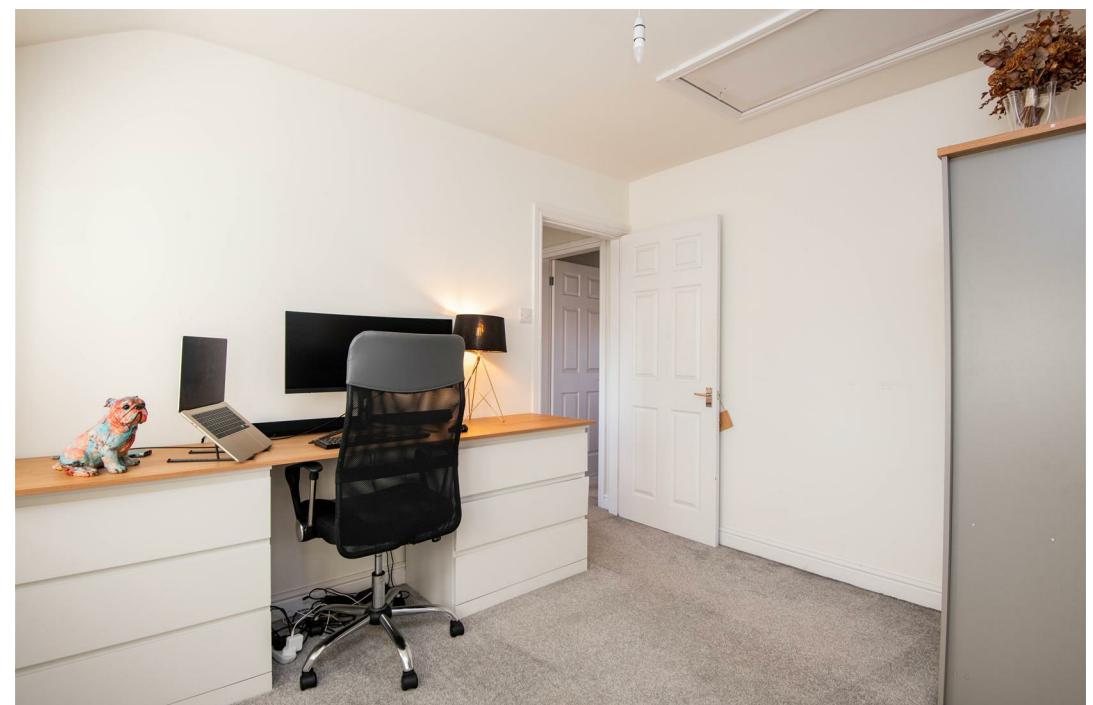








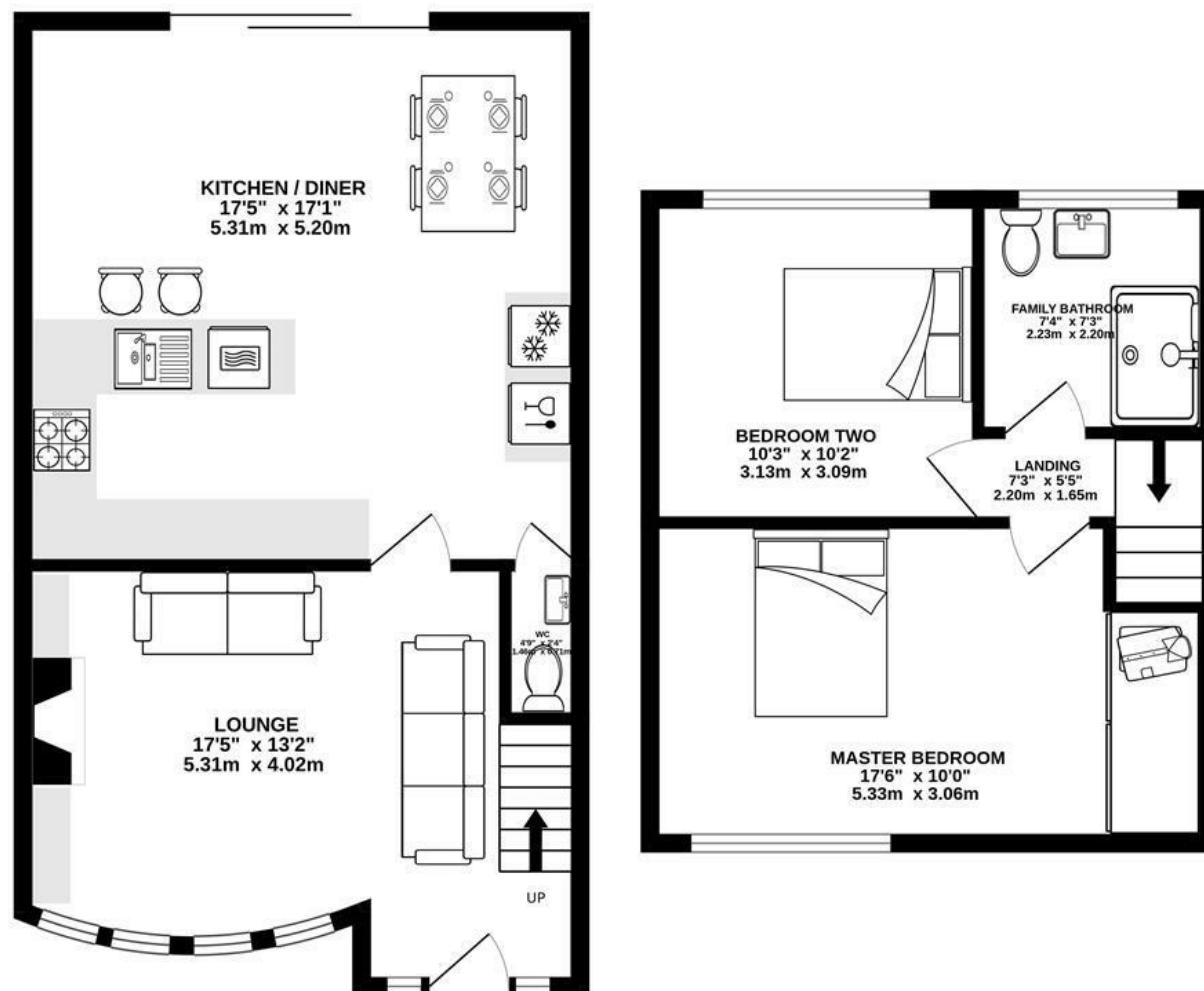




BEN ROSE

GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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			
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			
England & Wales	EU Directive 2002/91/EC		

