



Westhead Road, Croston, Leyland

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this charming mid-terrace cottage, ideally situated in the highly sought-after village of Croston. Perfect for couples or small families, this delightful home blends character features with practical living space. The property is just a short walk from Croston's picturesque village centre, offering a range of independent shops, pubs, restaurants and well-regarded schools. Excellent transport links include a nearby rail service providing direct access to Preston and Ormskirk, alongside convenient bus routes to Leyland and Southport. The M6 motorway is also easily accessible, while the surrounding countryside offers beautiful walking routes.

Internally, the ground floor welcomes you into a spacious lounge featuring a newly improved fireplace designed to accommodate a wood burner, creating a cosy focal point. From here, you move through to the dining room, which provides access to the first floor and offers a great space for entertaining. To the rear, the fitted kitchen overlooks the garden and is complemented by a separate utility room with direct access outside, adding further practicality to the home.

Upstairs, the property offers two generously sized double bedrooms, including a large master bedroom filled with natural light. Both rooms are well presented and offer ample space for furnishings. A modern three-piece family bathroom completes the first floor.

Externally, the property benefits from street parking to the front. To the rear is a large, south-facing garden featuring a lawn, planted borders and a pleasant seating area. Double gates provide additional off-road parking for one vehicle. With new uPVC windows installed to the front and its charming village setting, this home presents an excellent opportunity not to be missed.







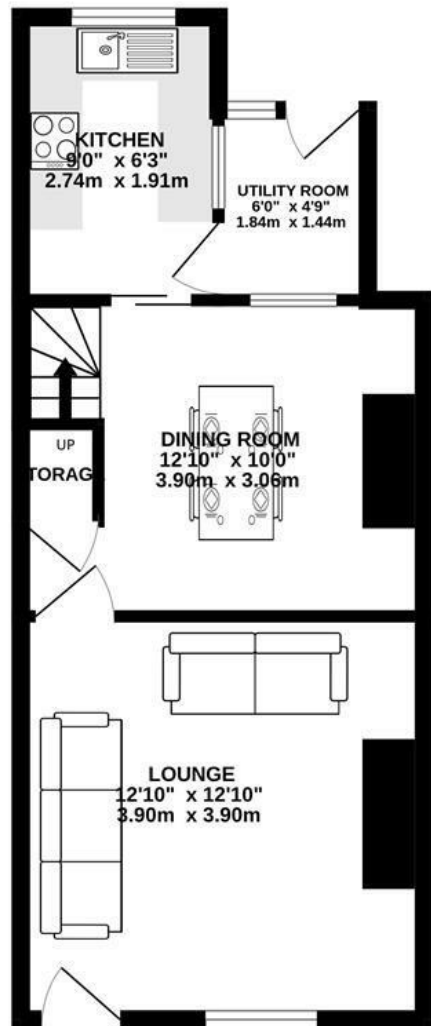




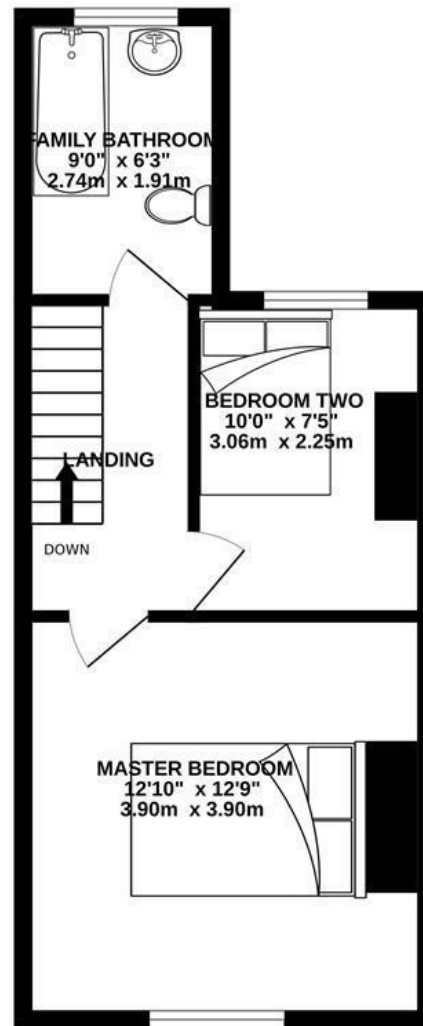


BEN ROSE

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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	

