



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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## Station Road, Croston, Leyland

## Offers In The Region Of

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, double fronted detached home, offered with NO CHAIN and set within the highly sought-after village of Croston, Lancashire. This delightful property is brimming with character, boasting original features throughout while offering generous living space ideal for families or couples alike. Positioned within a picturesque and well-connected village, the home enjoys close proximity to a range of local amenities including boutique shops, cafés, pubs, and well-regarded schools. Excellent travel links are also nearby, with Croston train station providing direct routes to surrounding towns and cities, as well as convenient access to bus routes and major motorway links such as the M6 and M61, making commuting to Preston, Southport, and beyond effortless.

Upon entering the home, you are welcomed into a beautiful reception hall featuring original floor tiling and the staircase positioned directly ahead, immediately setting the tone for the character found throughout. To the right-hand side is the spacious lounge, complete with a feature fireplace and a bay fronted window that floods the room with natural light. Adjacent is the equally generous dining room, mirroring the lounge with its own fireplace and bay window, creating a perfect setting for both everyday living and entertaining guests, with the added benefit of integrated storage. Flowing through from the dining room is the charming kitchen, situated to the rear and styled in keeping with the home's rural aesthetic. Here you will find integrated appliances, a traditional Belfast sink, access to under stair storage, and a door leading out to the garden.

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
54	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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