



redrose

401 Croston Road

Farington Moss, Leyland, PR26 6PL

A charming 3/4 Bedroom Detached Dormer Bungalow- Spacious and versatile this beautifully presented property offers a perfect blend of space, comfort, and flexibility for family living. Nestled in a sought-after and peaceful location. This delightful home offers a bright and airy lounge, a well-appointed kitchen/dining room, dining room/bedroom four, study and conservatory. Upstairs, you'll find two spacious double bedrooms, and a shower room. Outside, the property boasts a private driveway with off-road parking, a detached garage, and a beautifully maintained garden and a well-

Guide Price £319,000

EPC Rating '55D'





Property Description

HALLWAY

A bright and inviting hallway that sets the tone for the home with its warm and friendly atmosphere. Natural light floods the space, highlighting tasteful décor. Soft, neutral colours combined with cosy accents create a comforting entrance, while thoughtful touches compliment this property. Stairs rising to the first floor with access to the bedrooms and ensuite

LOUNGE

15' 0" x 11' 8" (4.57m x 3.56m) Spacious & Inviting Lounge – Perfect for Relaxation and Entertaining

Step into this generously sized lounge, designed to offer both comfort and versatility. Bathed in natural light from large windows, the room boasts a bright and airy feel that instantly makes you feel at home. A central feature fireplace adds warmth and character, while the neutral décor provides a blank canvas for your personal style. Whether you're unwinding after a long day or hosting a cosy movie night, this beautifully proportioned lounge offers the ideal setting.





DINING ROOM/BEDROOM FOUR

11' 10" x 9' 6" (3.61m x 2.9m) Flexible Dining Room / 4th Bedroom – Adaptable to Suit Your Lifestyle. This versatile space offers the perfect balance between function and flexibility. Currently used as a dining room, it can just as easily be transformed into a comfortable fourth bedroom, home office, playroom, or hobby space-tailored to your needs. Bright and well-proportioned, the room features ample natural light and a neutral finish, making it easy to adapt to a variety of uses.

STUDY/OFFICE

11' 8" x 8' 2" (3.56m x 2.49m) Private Study – Ideal for Home Working or Quiet Retreat. This dedicated study offers a quiet and comfortable environment, perfect for working from home, studying, or managing day-to-day tasks. Whether you're running a business, completing schoolwork, or simply need a peaceful retreat, this versatile room delivers practicality without compromising on comfort.



KITCHEN/DINER

17' 5" x 8' 11" (5.31m x 2.72m) Contemporary High Gloss Kitchen – Sleek, Stylish & Built for Everyday Living
This stunning high gloss kitchen offers a modern, polished finish that blends style with practicality. Featuring sleek cabinetry, quality worktops, and integrated appliances, it creates a clean and sophisticated look that's easy to maintain. An integrated oven and hob, seamlessly built into the cabinetry for a clean, streamlined look with extractor hood and curtesy light. This kitchen is ideal for both everyday meals and entertaining. Whether you're a seasoned cook or just love a stylish setting, this kitchen delivers on both performance and aesthetics.



UTILITY ROOM

12' 2" x 8' 2" (3.71m x 2.49m) Practical Utility Room – Tidy, Efficient & Convenient. This dedicated utility room offers a practical solution for day-to-day household tasks, keeping laundry and cleaning essentials neatly tucked away from the main living areas. Fitted with worktop space, plumbing for appliances, and additional storage, it's the perfect spot for managing laundry and keeping your home organised. Whether used for washing, drying, or extra pantry space, this utility room adds both function and convenience to the home's layout.



CONSERVATORY

12' 8" x 12' 5" (3.86m x 3.78m) Bright Conservatory – A Peaceful, Versatile Living Space
Flooded with natural light, this charming conservatory offers a serene space to relax, unwind, or entertain throughout the year. Overlooking the garden, it provides a seamless connection between indoor and outdoor living,



making it the perfect spot for morning coffee, reading, or casual dining. With its versatile layout, the conservatory can easily serve as an additional sitting room, tailored to suit your lifestyle. A truly flexible space that opens out to the rear garden.

BEDROOM THREE

11' 10" x 8' 11" (3.61m x 2.72m) Spacious Ground Floor Double Bedroom – Comfortable & Convenient

This generously sized ground floor double bedroom offers both comfort and convenience, ideal for guests, multigenerational living, or those seeking easy accessibility. Featuring ample space for freestanding furniture and finished in a neutral palette, it provides a calm and welcoming atmosphere.



FAMILY BATHROOM

8' 5" x 5' 6" (2.57m x 1.68m) A warm and welcoming family bathroom designed to cater to everyone's needs. Spacious and practical, it features a large bathtub perfect for relaxing baths or quick showers, alongside a separate pedestal sink. The room is bright and airy, with soft, neutral tones that create a calm atmosphere. Tiled walls and flooring.

LANDING

Access to the loft hatch and upstairs bedrooms.



MASTER BEDROOM

11' 10" x 10' 9" (3.61m x 3.28m) Spacious Master Bedroom – A Tranquil Retreat

The master bedroom is a generous, peaceful sanctuary designed for comfort and relaxation. With plenty of built-in or freestanding storage options, the master suite offers a clutter-free environment to unwind. Whether you're starting your day or winding down in the evening, this calming bedroom provides the perfect private retreat.

ENSUITE

The master bedroom is complemented by a sleek ensuite, offering a private and convenient space for daily routines. Featuring contemporary fixtures, a walk-in shower, wash hand basin and low level W.C. Part tiled walls and double glazed Velux window.



BEDROOM TWO

11' 9" x 11' 8" (3.58m x 3.56m) Well-Appointed First Floor – Spacious Bedrooms & Modern Facilities

Bright First-Floor Double Bedroom with Dormer Window
This spacious first-floor double bedroom benefits from a charming dormer window, The dormer adds character and enhances the sense of space, creating a bright and airy atmosphere. Generously sized, the room easily accommodates large furniture and provides ample storage



options. A peaceful retreat upstairs, perfect for relaxing or unwinding after a busy day.

EXTERNALLY

A charming garden featuring a collection of healthy, mature fruit trees that add both beauty and bounty to the outdoor space. These trees-carefully nurtured over the years-offer seasonal delights like juicy apples, sweet pears, or vibrant cherries, creating a natural and inviting atmosphere. Nestled among flowering plants and shrubs, the fruit trees provide shade, colour, and a touch of rustic charm, making the garden a perfect spot for relaxation and enjoying fresh, homegrown produce.

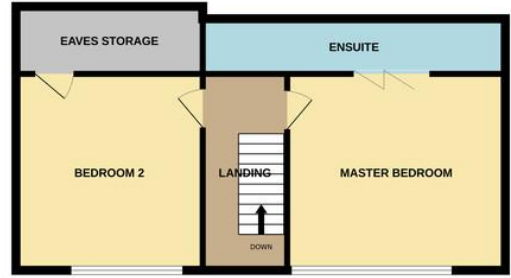


Aerial boundary view for illustrative purposes only

GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements