



**145 Croston Road, Farington Moss**

Offers in Region of **£249,950**





## 145 Croston Road

Farington Moss, Leyland

No onward chain. Three bedroom semi on corner plot with garage and driveway. Open plan living, conservatory, modern bathroom. Sought after location. Ideal for families and first time buyers. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

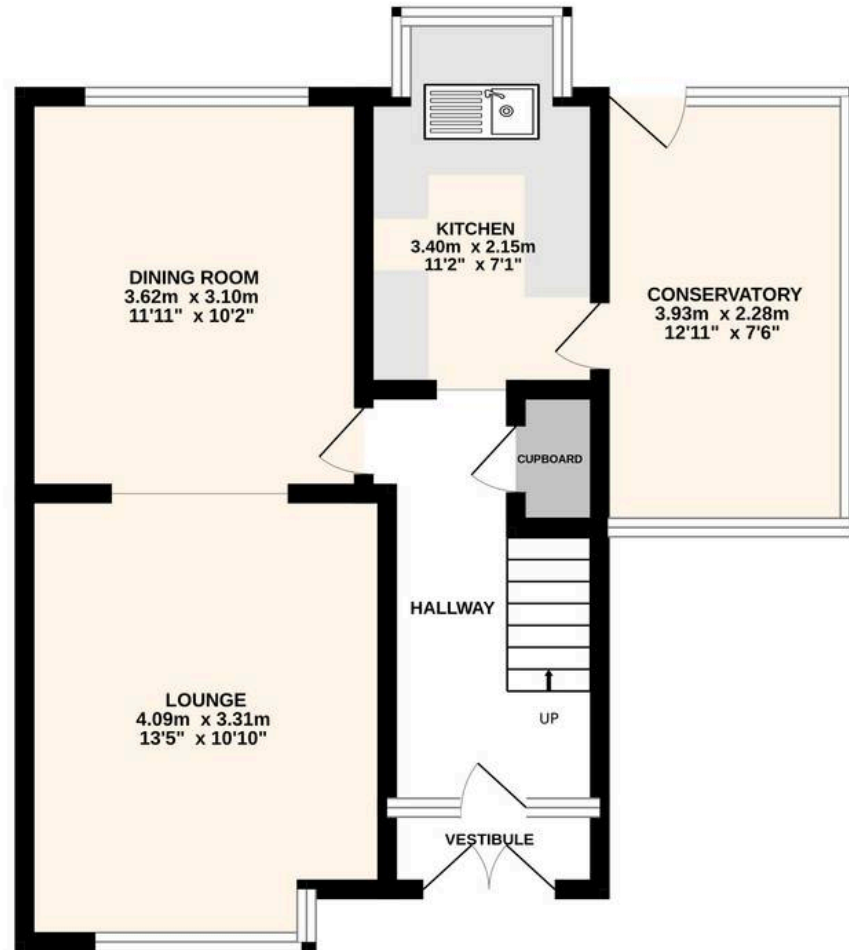
- \*NO ONWARD CHAIN\*
- Semi Detached Property in an Ideal Location
- Spacious, open living containing a lounge and dining room
- Convenient kitchen
- Extended, sun trap conservatory
- Two double bedrooms with a versatile third bedroom
- Three piece bathroom suite
- Well positioned corner plot with large front and rear gardens
- Multi car driveway leading to a detached, single garage
- Council Tax Band C, EPC C, Freehold



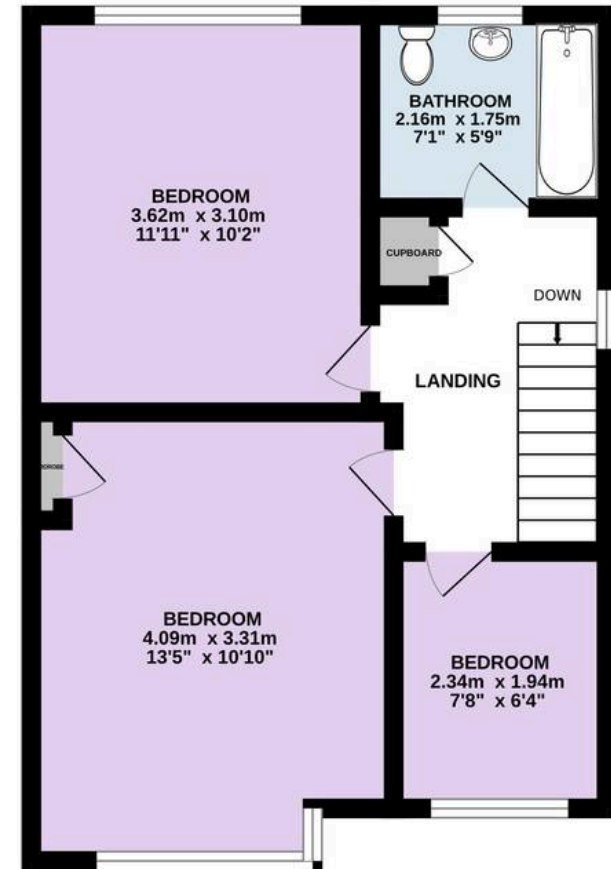




GROUND FLOOR  
49.3 sq.m. (530 sq.ft.) approx.



1ST FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (952 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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