

6E, Station Road, Croston, PR26 9RJ



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An affordable, low maintenance home in a beautiful village location

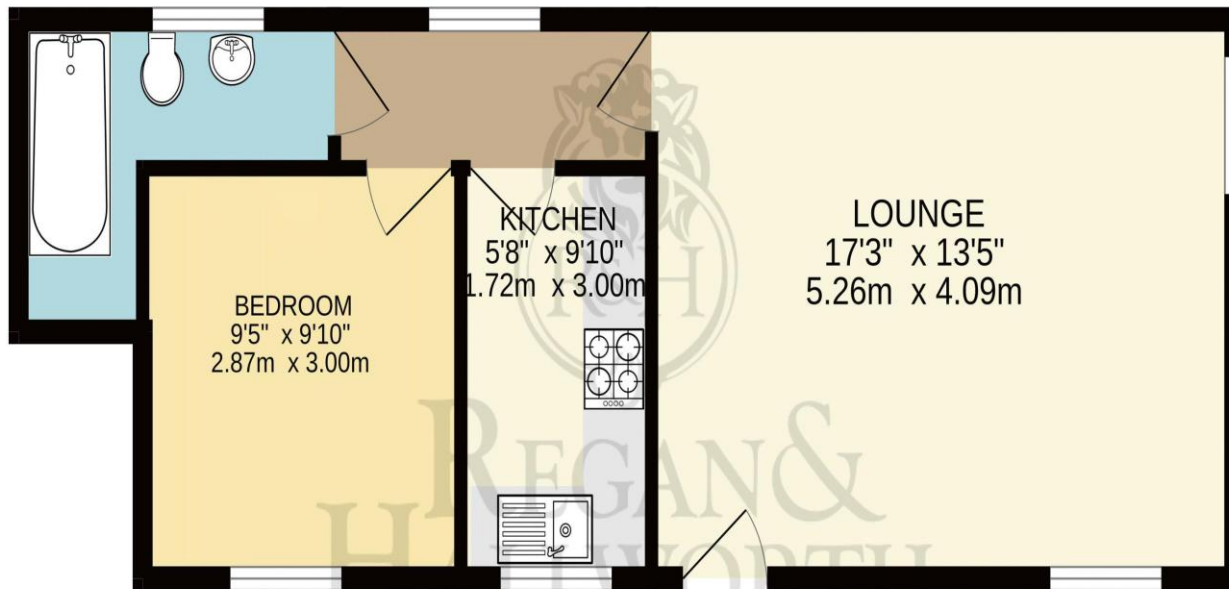


- Superb ground floor apartment
- Ideal starter home / investor
- Excellent value for money
- Available chain free
- 1 bedroom / 1 reception room
- Central village location
- Viewings essential
- 462 SQFT

For anyone seeking an affordable, low maintenance home in a beautiful village location, take a closer look at 6E Station Road, Croston. This competitively priced one-bedroom ground floor apartment forms part of an old barn conversion that was fully renovated in 2008. It has everything needed for comfortable and easy living, including a spacious open plan living area, a fitted kitchen, a shower room, gas central heating, and double glazing. All fully available with the added benefit of no chain delay. Ideal then for a wide range of clients, the property is the perfect alternative to a true bungalow, or would be suitable for a single occupant or even an investor seeking an easy to rent portfolio addition. The location is amazing, set right in the heart of Croston, a historic village in Lancashire that dates back to the Norman times. The village is surrounded by stunning scenery, such as the River Yarrow and the cobbled packhorse bridge. There is also the convenience of having shops, pubs, restaurants, cafes, schools, and public transport nearby offering easy access to Preston, Southport, Liverpool and Manchester by train or bus. The property is low maintenance and well insulated, and it comes with parking on a private road for residents. Don't miss this unique opportunity and book a viewing today. No chain delay.







The Professional Estate Agents

TOTAL FLOOR AREA : 462 sq.ft. (42.9 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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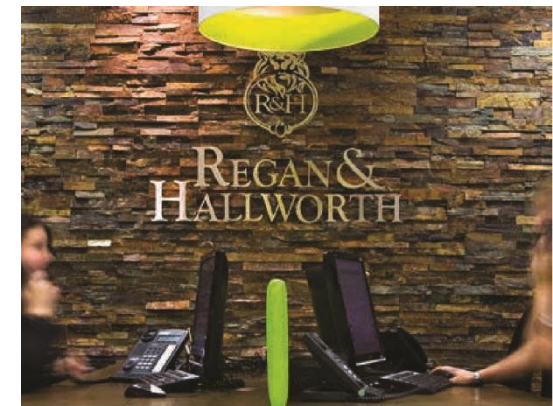
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LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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