

116, Station Road, Croston, PR26 9RP



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Period two bed end-terrace home located in the heart of Croston Village.



- Period end-terrace home
- Open plan kitchen / dining room
- Modern fitted family bathroom
- Close to amenities and transport links
- Spacious and versatile accommodation
- Two good sized bedrooms
- Enclosed rear yard
- SOLD WITH NO ONWARD CHAIN

Now available for sale and offered with NO ONWARD CHAIN is this two bed end terrace home located in the popular village of Croston. The property sits in the heart of the village which has a range of amenities, schools and excellent public transport links.

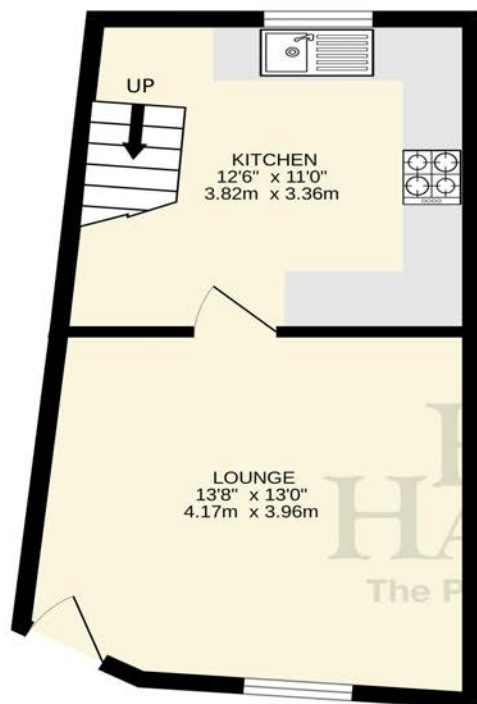
The property would make a great investment opportunity. In brief the accommodation comprises of spacious lounge / sitting room located to the front with feature fireplace with log burning stove and then an open plan kitchen / dining room to the rear. Up on the first floor there are two bedrooms, one large double and one good sized single along with a family bathroom.

Externally there is a private yard style garden. Internal inspection is recommended to truly appreciate the properties potential and its excellent location.

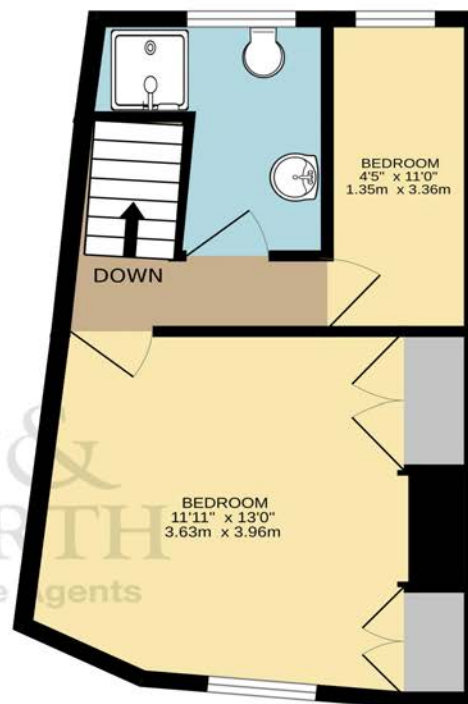




GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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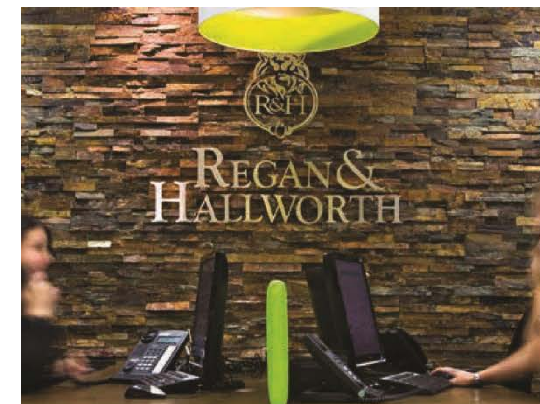
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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