

Victoria Court, Croston

PR26 9HW

  
£325,000





Spacious four bedroom terraced property with almost 1200 square feet of accommodation, in a quiet residential area overlooking the original mill pond, close to primary transport routes, village amenities and in the catchment area for excellent schools. Step into the entrance hallway with cloakroom off comprising wc and wash hand basin. To one side the living room runs the full depth of the property with gas fire and patio doors opening to the garden. To the other side, the dining kitchen with utility area comprises a range of wall and base units with gas hob, electric oven and grill and space, power and plumbing for additional appliances. Step outside into the private, south facing garden with sun terrace and lawn with abundantly planted borders. There is gated access to the garage and two additional car parking spaces. Back inside, stairs lead to the first floor landing with airing cupboard and access to the loft. Bedrooms one and two overlooking the mill pond and the former benefiting from en suite comprising mixer shower in cubicle, wc and wash hand basin. Bedroom three is also a double with bedroom four a comfortable single and both look over the garden. Completing the accommodation, the family bathroom comprises bath with screen and mixer shower over, wash hand basin and wc.





Spacious four bedroom detached property with almost 1200 square feet of accommodation, in a quiet residential area overlooking the original mill pond, close to primary transport routes, village amenities and in the catchment area for excellent schools.

Council Tax band: D

Tenure: Leasehold

- Modern mews property
- Quiet location
- Four bedrooms
- Virtual tour
- Almost 1200 square feet of accommodation
- Close to schools and amenities



## HOME TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

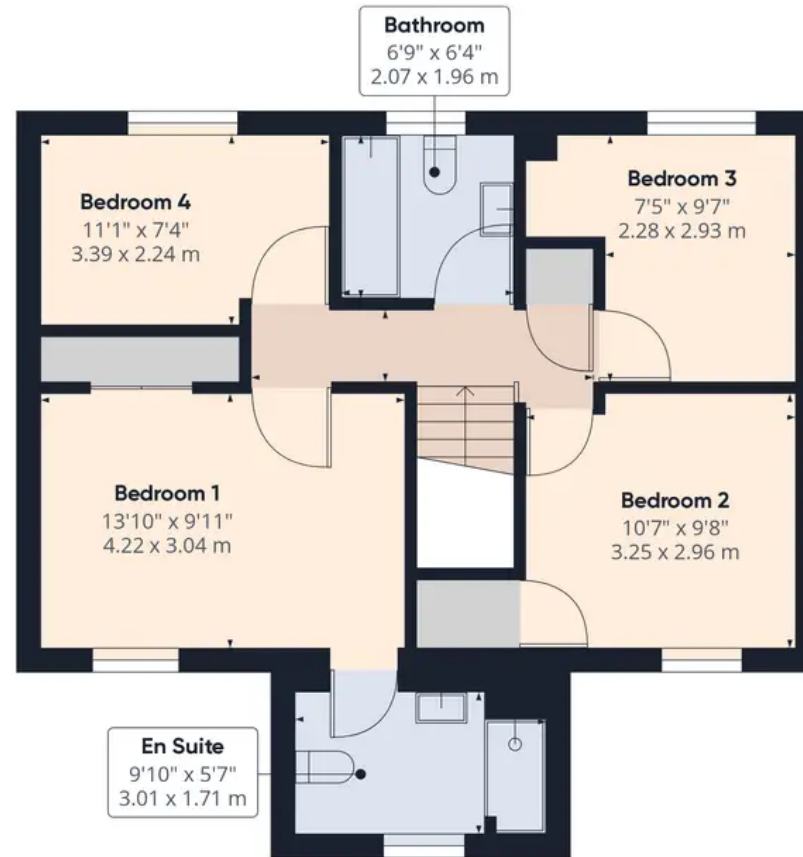
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
1336.61 ft<sup>2</sup>  
124.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.