

HOME  TRUTHS

Station Road, Croston

PR26 9RP

 £375,000



Delightful, spacious, mid terrace period property offering over 1300 square feet of stylish and elegant accommodation, off road parking, three double bedrooms and inviting gardens, all within easy reach of village amenities and excellent schools. The Indian stone driveway can accommodate two vehicles and leads to the main entrance. Step into the vestibule and from there to reception one with multifuel stove in imposing stone hearth. Leading off is the heart of the house with plenty of space for both dining and comfortable furniture, a second multifuel stove and kitchen comprising a range of wall and base units and central island all topped with Calcutta gold quartz work surfaces, Rangemaster range cooker, dishwasher, Belfast sink and larder with additional storage and space, power and plumbing for appliances. French windows open to the lower terrace bordered by fragrant perennials including phlox, with meandering paths leading to private seating areas, shed with power, and a lovely summerhouse currently enjoying life as a studio. Back inside, stairs lead to the first floor landing with the sumptuous bedroom one to the front with original fireplace, and bedroom three to the rear. The luxurious bathroom comprises free standing, claw foot slipper bath, wash hand basin, wc and rainfall mixer shower in cubicle. To the second floor, bedroom two is a versatile room having space for a study area, en suite comprising mixer shower in cubicle, wc and floating wash hand basin, it also benefits from views over the village towards Winter Hill.



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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautiful period property
- Three double bedrooms
- Over 1300 square feet of accommodation
- Virtual tour
- Gorgeous gardens
- Off road parking



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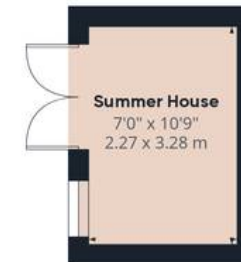
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

1387.04 ft<sup>2</sup>

128.86 m<sup>2</sup>

**Reduced headroom**

8.07 ft<sup>2</sup>

0.75 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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