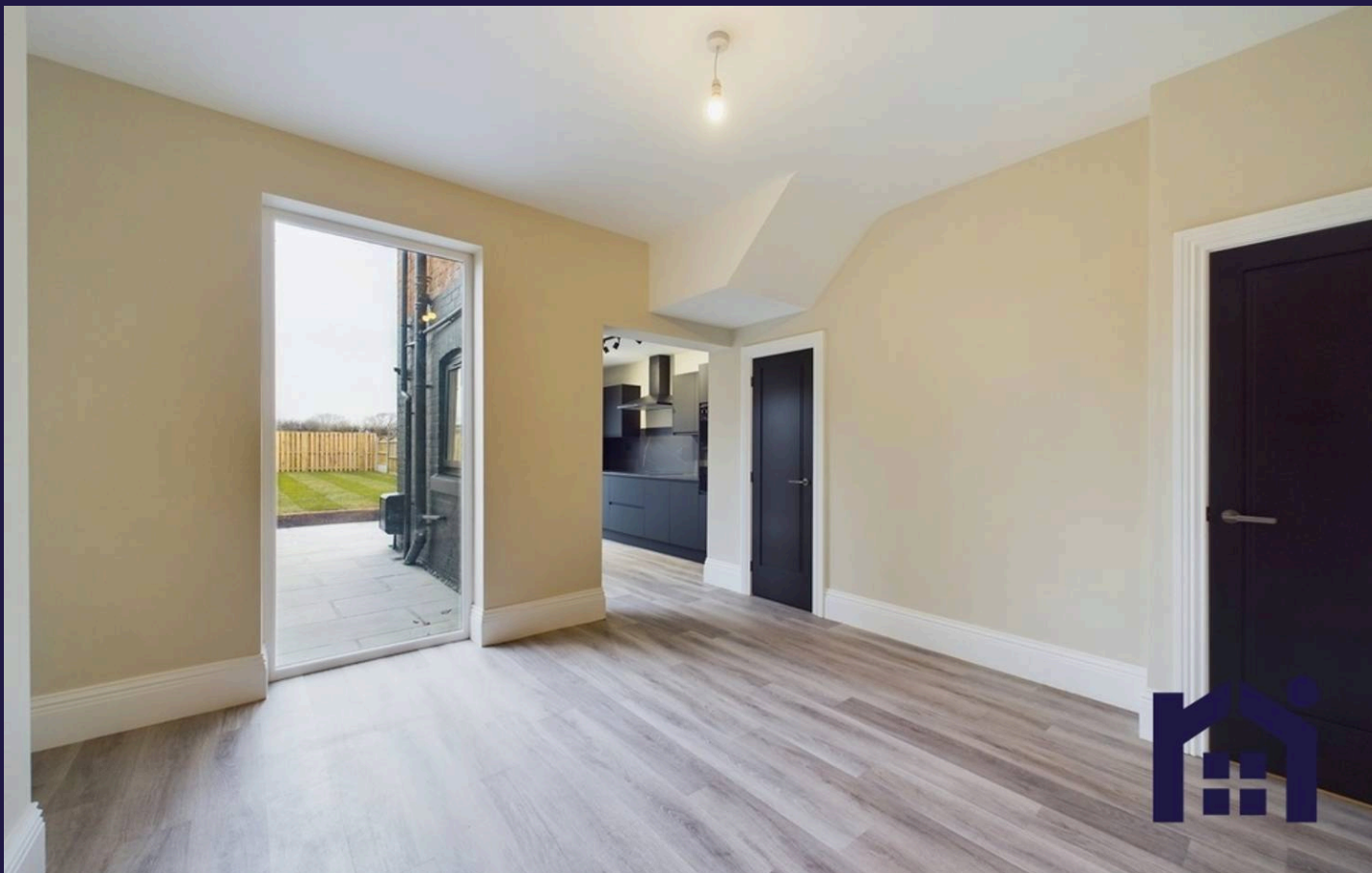


HOME  TRUTHS

13 Out Lane, Croston

PR26 9HJ





Outstanding three bedroom semi detached property having had a complete refurbishment in a sought after location within easy reach of schools, village amenities and countryside walks. With over 900 square feet of sumptuous accommodation this property is available with no upward chain. To the front the tarmac driveway can accommodate two vehicles and leads to the main entrance. Step into the hallway with luxury vinyl tile flooring which runs through much of the ground floor. The elegant living room has decorative moulding and original coving. To the rear, reception two has picture window overlooking the garden and leads to the kitchen comprising a range of wall and base units with integrated appliances including double electric oven and grill, five ring induction hob, slimline dishwasher, refrigerator and freezer, central heating boiler and picture window for plenty of natural light. Externally the rear garden benefits from Indian stone sun terrace and good sized lawn bordered by sleepers, with side access to the front of the property for bins etc. Back inside, stairs lead to the first floor landing with bedrooms one and two to the front and rear respectively, with the latter having open views over fields and trees. Bedroom three is a comfortable single and the delightful bathroom has a very sociable free standing double ended bath, rainfall mixer shower in walk in cubicle and his & hers wash hand basin on vanity. The airing cupboard has space, power and plumbing to accommodate both a washing machine and tumble drier.



Outstanding refurbished semi detached property within easy reach of schools, village amenities and countryside walks. With over 900 square feet of sumptuous accommodation and no upward chain. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Delightful, refurbished semi detached property
- Three bedrooms
- Off road parking
- Elegant kitchen and bathroom
- Virtual tour
- No upward chain

HOME  TRUTHS

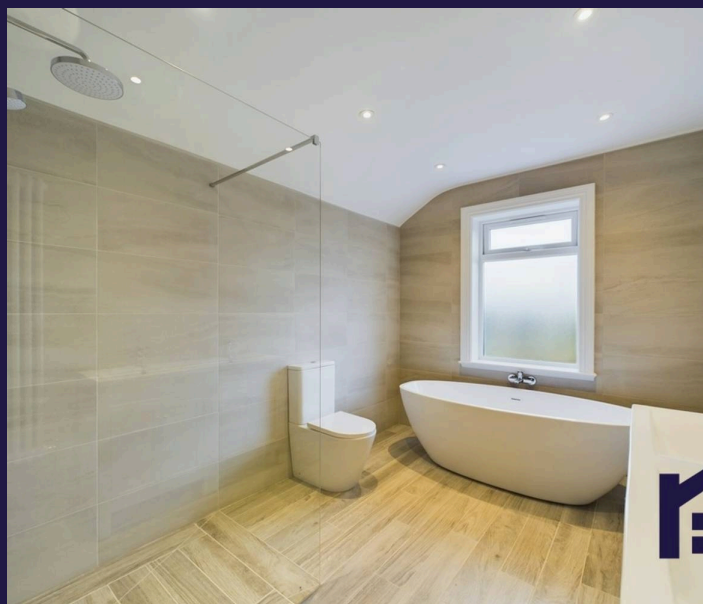
Eccleston Branch

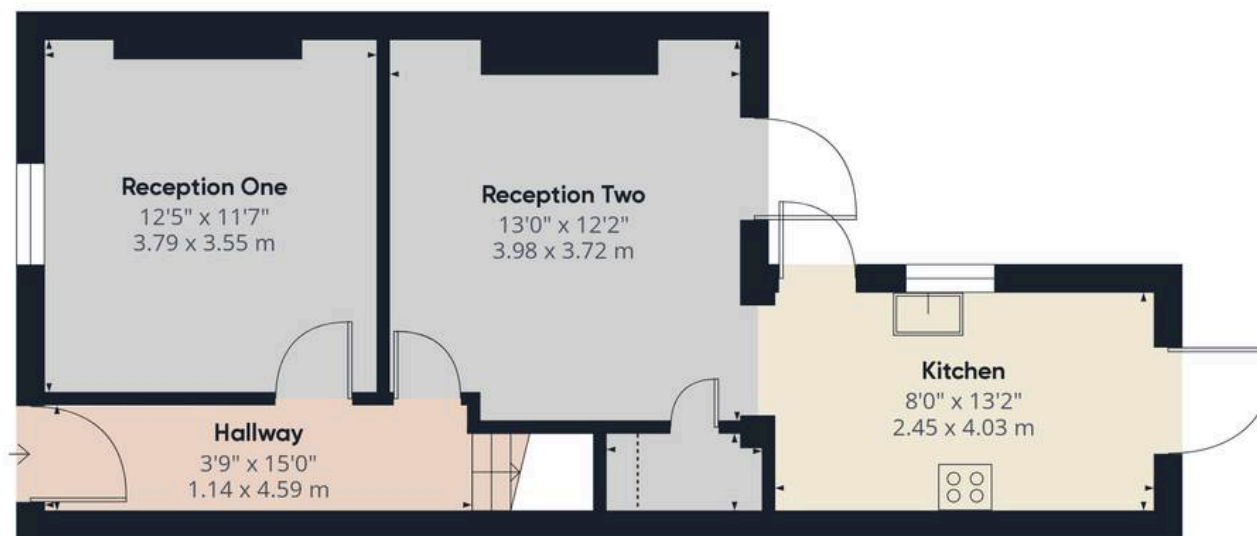
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Bathroom
7'9" x 13'2"
2.37 x 4.02 m

Floor 2

Approximate total area⁽¹⁾

925.8 ft²

86.01 m²

Reduced headroom

2.51 ft²

0.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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