

HOME  TRUTHS



Croston Road, Farington Moss

PR26 6PL





Spacious, three bedroom detached property in a popular and sought after residential location within easy reach of town centre amenities and primary transport routes. Offering over 1300 square feet of versatile accommodation this family home is available with no upward chain. To the front, the block paviour driveway can accommodate several vehicles and leads past the lawn, bordered by mature planting, to the main entrance. Step into the hallway with the bay fronted living room to the left having gas fire in hearth. To the right, the dining kitchen comprises a range of wall and base units with four burner hob, electric oven and grill, and space, power and plumbing for additional appliances.

An internal hallway gives on to the remaining ground floor rooms including two double bedrooms and bathroom comprising bath with screen and shower attachment, wash hand basin with vanity and wc. Completing the ground floor accommodation is reception two with stairs to the first floor, and the conservatory overlooking the garden.

Externally, the garage has remote control roller door, and the south west facing garden is mainly laid to lawn with shed and greenhouse all bordered by mature planting, making this the perfect place in which to relax and entertain.

Back inside to the first floor is bedroom three and a second bathroom with electric shower in cubicle, wc and wash hand basin. A store room/linen cupboard leads off and there is the potential for further expansion in the substantial loft space which also houses the central heating boiler.



Spacious, three bedroom detached property within easy reach of amenities and primary transport routes. Offering over 1300 square feet of versatile accommodation with no upward chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Individual detached property
- Over 1300 square feet of accommodation
- Three double bedrooms
- Virtual tour
- Ample parking
- No upward chain



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Eccleston Branch

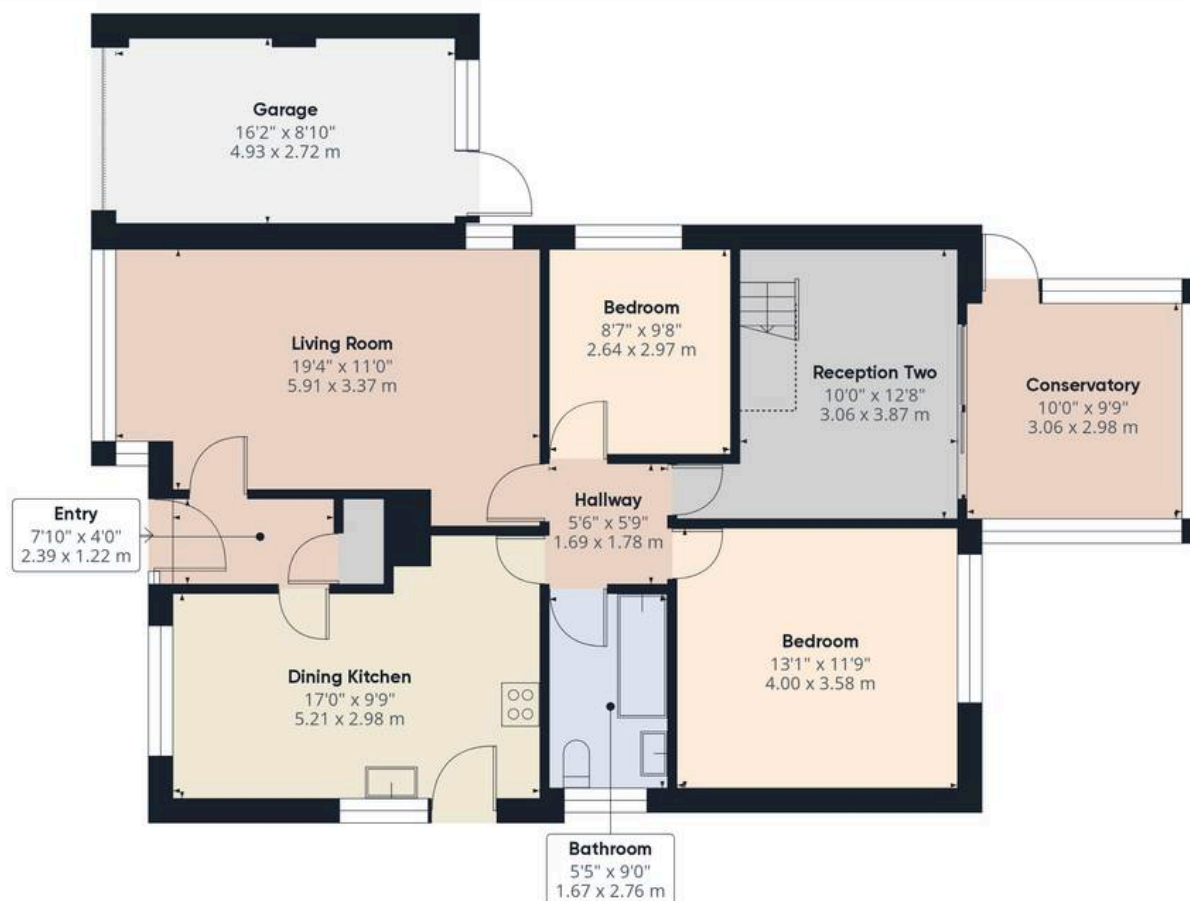
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1348.38 ft²

125.27 m²

Reduced headroom

56.52 ft²

5.25 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 are based on RICS IPMS 3C standard.

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