

HOME  TRUTHS

Rectory Close, Croston

PR26 9JH





Spacious three bedroom semi detached property within easy reach of all village amenities and excellent schools. With c 1100 square feet on offer this family home is available with no upward chain.

Stroll along the garden path to the main entrance and step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. The living room has gas fire in stone hearth and opens to the dining room to the rear. Leading off is the kitchen comprising a range of wall and base units with double electric oven and grill, induction hob and dishwasher. A separate utility room has space, power and plumbing for additional appliances.

Completing the ground floor accommodation is the conservatory from which you can step outside into the private, west facing garden with lawn bordered by mature planting leading to two parking spaces to the rear.

Back inside, stairs lead up to the first floor landing with linen cupboard housing the central heating boiler. Bedroom one is a good sized double to the front with built in wardrobes, with bedroom two a second double to the rear. Bedroom three is a comfortable single and the bathroom comprises wash hand basin, wc and rainfall mixer shower in cubicle.



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Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious semi detached property
- Three bedrooms
- c 1100 square feet
- Off road parking
- Virtual tour
- No upward chain



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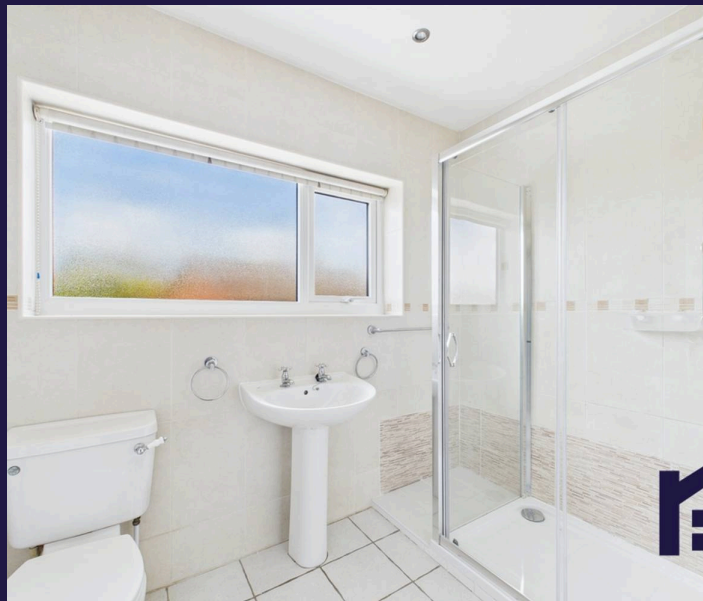
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

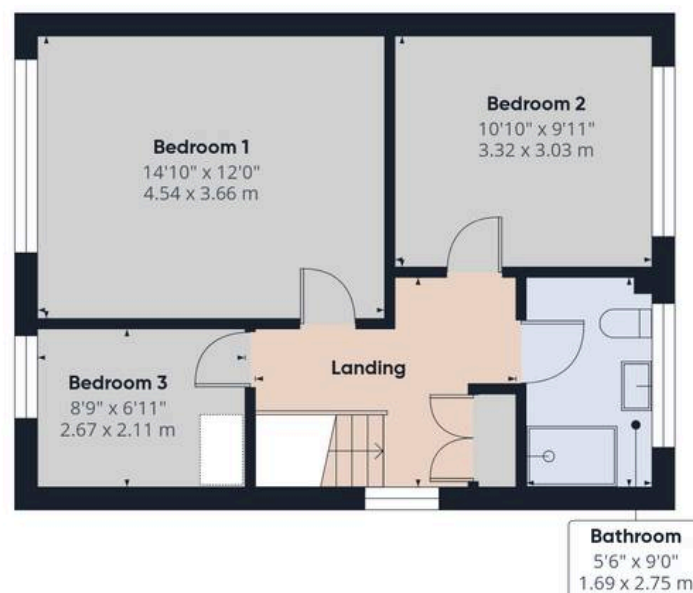
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾

1093 ft²

101.2 m²

Reduced headroom

5 ft²

0.5 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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