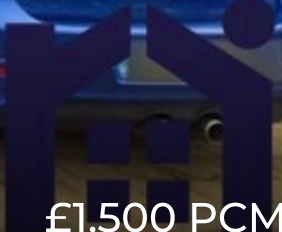


HOME  TRUTHS

44 Yarrow Close, Croston

PR26 9SJ

 £1,500 PCM



SHORT TERM 6 MONTH TENANCY ONLY

Individual detached property on a quiet and sought after cul de sac location within easy reach of village amenities, excellent schools and countryside walks. With over 1,000 square feet of accommodation, excluding the garage, this family home is available now on a short term tenancy.

The block paviour driveway can accommodate several vehicles and leads to the garage, with power, light and separate alarm, and the main entrance. Step into the vestibule and from there to the living room with remote control wall mounted fire. The breakfast kitchen comprises a range of wall and base units with central island, breakfast bar and appliances including range cooker, American style refrigerator, dishwasher, washer/drier and wine cooler.

A large archway opens to the sun room with French windows opening to the south facing garden which is mainly laid to lawn with sun terrace and gated access to Castle Walks. Back inside, the oak and glass staircase leads to the first floor landing with ladder access to the loft. Bedroom one is a spacious double with wooden flooring, with bedroom two a second double having delightful views over to St Michaels Church. Bedroom three is a comfortable single, and, completing the first floor, the family bathroom comprises fully tiled elevations and flooring, corner bath, wc, wash hand basin and electric shower in cubicle.



44 Yarrow Close

Croston, Leyland

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Short term 6 month tenancy only
- Spacious detached property
- Cul de sac location
- South facing gardens
- Virtual tour
- Available now



HOME  TRUTHS

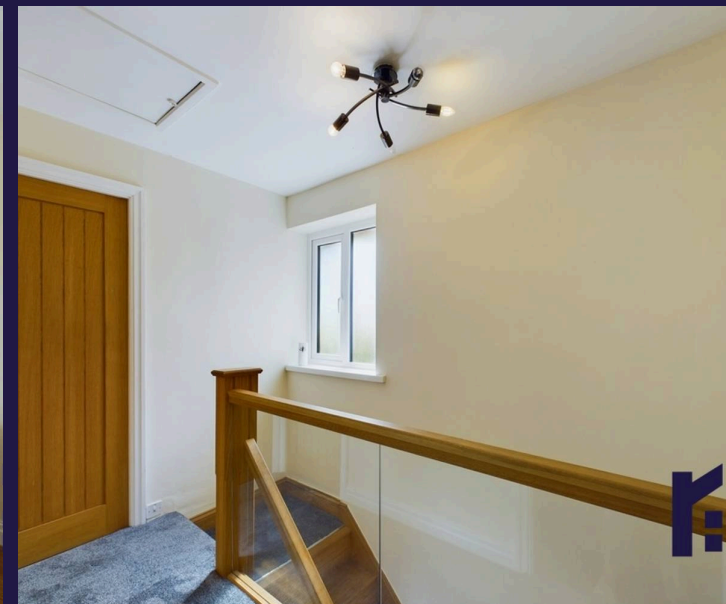
Eccleston Branch

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



Alarmed, with CCTV and having plenty to offer both inside and out this is the perfect place to call home. Do give us a call to arrange a viewing and make this yours. The property requires a deposit of £1615, including holding deposit of £320.

Council Tax band: D

EPC Energy Efficiency Rating: D

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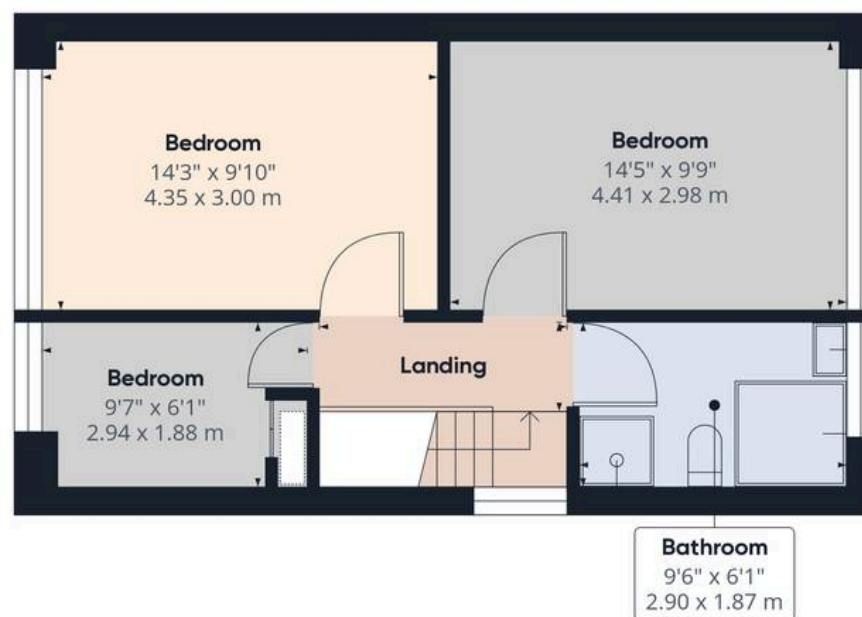
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1059.71 ft²

98.45 m²

Reduced headroom

12.38 ft²

1.15 m²

(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.

GIRAFFE360