



## **Maria B Evans Estate Agents Limited**

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23 Yarrow Close, Croston, PR26 9SJ

Offers in the region of £325,000



- Semi-detached extended true bungalow
- Immaculately presented throughout
- Spacious lounge with gas fire
- Contemporary living dining kitchen
- Two double bedrooms with fitted wardrobes
- Modern fully-tiled three-piece shower room
- Good sized low maintenance garden to rear
- Detached garage with power and light
- Driveway parking for numerous cars
- Gas central heating and Upvc double glazing
- Central village location close to amenities

Rarely does such an immaculate bungalow come to market but this attractively decorated and pristinely presented property will not disappoint. Briefly, the accommodation includes a bright porch and hallway, a generously spacious lounge, extended living dining kitchen, two double bedrooms and a fully tiled shower room. The front lawn garden sits to the side of the sizable driveway which leads to a semi-detached single garage, and the low maintenance flagged rear garden is landscaped with mature shrubs and trees.

A pale green composite door with opaque leaded inset opens to the quarry tiled porch which has a wall light, meter cupboard and shelters a further timber part-glazed door with matching side panel. The light and bright hallway has a radiator, wood laminate flooring and a pendant light for evenings. A cupboard houses the electric consumer board, there is a loft access point and a further two cupboards provide that essential space for hanging coats and linen storage.



The spacious well-presented lounge can be found off the hallway and has a Georgian-style bay window to the front, pendant and wall lights and the feature pebble-effect gas fire has a marble fire surround and hearth.

The extended and contemporary living-dining-kitchen to the rear is fitted with ivory-shaded high-gloss cabinets and drawers with stone effect worktops and upstands and having a one and half bowl inset sink unit with mixer tap. The inset four-ring ceramic hob has a stainless-steel extractor fan over and a Blomberg eye-level double oven and grill close by. Plumbing for an automatic washing machine and space for a fridge/freezer are available and there are inset ceiling spot lights, two Velux windows and French doors to the rear garden making this an extremely light and airy space. The wood effect laminated flooring gives a lovely finish and there is space for a table and chairs plus lounge chairs, a radiator and wiring for a wall mounted television.





The two good-sized double bedrooms have fitted with furniture; the largest, to the rear, has three sets of beech-effect double wardrobes, one set having mirror fronts. The second bedroom, to the front, also has beech effect wardrobes and both rooms have a radiator and a pendant light.



The shower room has stone-effect fully tiled walls and floor, an opaque window to the side and inset ceiling spot lights. The three-piece white suite comprises a large walk-in shower with glass screen, a vanity cabinet with inset wash hand basin and a Wc whilst a chrome heated towel rail warms the room.

Outside, the property has a manicured lawn with flower borders to the front, a flagged driveway with central gravel area providing parking for five to six cars and leading to a semi-detached garage with power, light, an up and over door and a side door into the rear garden. A gate at the end of the drive leads to the fully enclosed and a well-maintained paved rear garden area with decorative wall, mature trees, shrub and flower borders plus extensive space for container planting. The garden extends to a utility area for dust bins, a greenhouse and, if you wish, space to keep chickens!

No 23 Yarrow Close is that little gem we know so many are looking for.





GROUND FLOOR  
71.8 sq.m. (773 sq.ft.) approx.

TOTAL FLOOR AREA: 84.5 sq.m. (910 sq.ft.) approx.

Where floor heights have been made to ensure the accuracy of the finished completed floor, measurement of walls, windows, doors and any other items are approximate and are responsibility to beaker for any error contained in this document. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown hereon are shown based on no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2010.



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is C**

**The Council Tax Band is C**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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