



Maria B Evans Estate Agents Limited

40 Moor Road, Croston, PR26 9HQ

Offers in the region of £270,000



- Traditional style semi-detached house
- Accommodation set over three floors
- Two spacious reception rooms
- Four bedrooms set over two floors
- Master bedroom with walk-in wardrobe
- Large loft bedroom with wet room en suite
- Gas central heating and double glazing
- Gravelled driveway parking to front
- Good-size cottage style garden to rear
- Rear outhouse and separate w.c.
- Close to the renowned village schools
- Easy access to motorway networks

This traditional, four-bedroom semi-detached property is in good order and offers great potential to create a larger kitchen/diner and upgraded bathroom to the first floor. Set over three floors, the property also has driveway parking for two cars and lawn gardens, a wood-chipped play area, paved seating area and an ornamental pond.

The stained hardwood door with glazed fanlight window above opens into the traditional entrance porch with the original tiled floor and wall tiling to dado height.



The entrance hall has dark wooden laminate flooring which continues through the ground floor of the house. The lounge has a large double-glazed window to the front of the property and the art deco mahogany fireplace with utility tiled insert surrounds the open fire facility. The alcoves have feature timber planking with downlights and a central heating radiator provides additional warmth.

The dining room has a window to the side and French windows leading to the rear garden. Presently, there is no fireplace in this room but there is a gas point should you choose to connect a gas fire and, to one side, fitted pine drawers with a cupboard above and further storage can be found in the under-stair's storage cupboard.



An archway leads into the kitchen which has two windows to the side elevation of the outrigger and is fully fitted with a range of deep blue base and wall units some of which are glazed for display purposes. There is a fitted electric cooker with an extractor fan over, a stainless-steel single drainer sink unit, plumbing for an automatic washing machine and space for a dishwasher or tumble dryer. There is splash tiling to the walls. The floor is fully tiled and a uPVC exit door opens to the side and the rear gardens.

The first-floor hosts two small bedrooms and the master bedroom with a walk-in wardrobe.



The bathroom is fitted with a three-piece coloured suite requiring modernisation.

However, the most impressive feature is situated to the second floor. The large dormer loft conversion offering a spacious bedroom with a Velux window to the front and a large picture window overlooking the rear garden and beyond.



The bedroom has a stained timber floor, eaves storage space and recessed downlights. The adjoining fully-tiled wet-room has been fitted with a three-piece white suite to include low flush w.c, pedestal wash hand basin and a rainfall-style power shower with a hand-held attachment.

Outside, to the front, the garden has been gravelled to provide parking space for two/three cars and is bordered by a privet hedge and a fence with side access leading to the cottage style rear garden. There is a charging point for an electric vehicle. A former wash-house attached to the rear of the property provides storage space and houses the gas central heating boiler and hot water tank. It also has potential for an internal connection to the main house subject to building regulations. A flagged path meanders down enclosed garden passing a paved seating area, small pond and wood-chipped children's play area to the rear of the garden.



Viewing is strictly by appointment through Maria B Evans Estate Agents

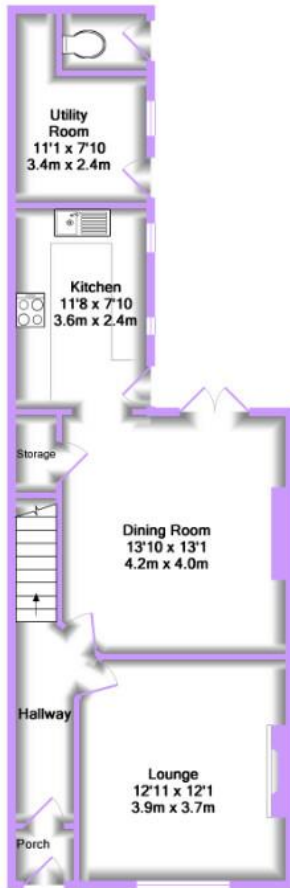
We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

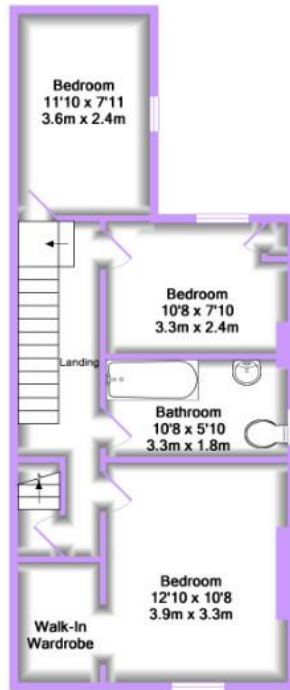
The EPC rating is D

The Council Tax Band is C

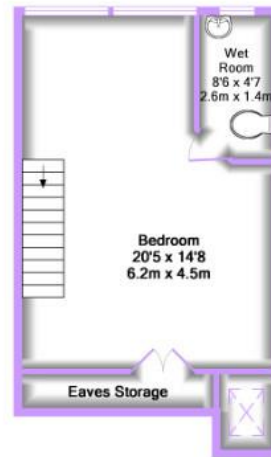
The property is served by mains drainage



Ground Floor
Approx. Floor
Area 595 Sq.Ft.
(55.3 Sq.M.)



1st Floor
Approx. Floor
Area 504 Sq.Ft.
(46.8 Sq.M.)



2nd Floor
Approx. Floor
Area 342 Sq.Ft.
(31.8 Sq.M.)



Maria B Evans
Estate Agents Ltd.

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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