



## Maria B Evans Estate Agents Limited

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11 Out Lane, Croston PR26 9HJ

Guide Price: Offers in the region of £269,950



- Traditional style, extended semi-detached cottage
- Set on a sought-after lane in the heart of the village
- Delightfully presented combined living-dining room
- Charming brick-built ingle fire with log burning stove
- Extended, well-appointed breakfast kitchen to rear
- Separate utility room with two-piece cloakroom off
- Three first floor bedrooms – two double, one single
- Three-piece en suite shower room to master bedroom
- Family bathroom with further three-piece white suite
- Pebbled driveway car parking to the front elevation
- Side access way to the pretty, secluded rear garden
- Fully enclosed and well-stocked borders to rear garden
- Warmed by gas central heating and uPVC double glazing
- Close to village amenities and renowned local schools
- Easy access to commuter transport road and rail links

No. 11 Out Lane is an attractive, traditional style, extended, three-bedroom, semi-detached property set on a sought-after lane in the heart of the village. Charmingly presented throughout, this lovely home will appeal to many discerning buyers and the accommodation briefly comprises an entrance hallway, combined living and dining room, well-appointed modern kitchen, separate utility room, cloakroom, three bedrooms – two double and one single – en suite facilities to the master bedroom and a family bathroom. There is parking to the front of the property and a side access to the charming, fully enclosed and well-stocked rear garden.

A white composite door with etched glass inset opens to the carpeted hallway with pendant light, radiator and a staircase rising and turning to the first floor with a side timber handrail. A four-panelled pine door opens to the spacious, combined lounge and dining room with a window to the front allowing natural light to filter through and two pendant lights for evening ambience. A lovely brick-built fireplace with stone flagged hearth houses a multi-fuel burning stove in the lounge area and a television point is positioned alongside. The wood laminate flooring is fitted to the entirety of the rooms and the dining area has ample space for a table and chairs. Both the gas and electricity meters are housed in corner cupboards in this area.



The fabulous, extended breakfast kitchen has a side window, French doors to the rear garden, recessed downlighting, two pendant lights and a burnished slate-effect tiled floor. The excellent range of sage coloured, Shaker-style wall and base cabinets have brushed steel bar handles, subway tiling between levels and incorporate a central island unit with breakfast bar and wine rack. Timber work surfaces surround and have an inset white porcelain Belfast sink unit with swan-neck mixer tap over and there is a niche for the Rangemaster Elan free-standing six-burner range cooker with corresponding chimney-style extractor fan above. Integrated appliances include an automatic dishwasher and fridge freezer and the area is warmed by a radiator.



The adjacent utility room is fitted with kitchen complementary units, has plumbing for an automatic washing machine and space for a tumble dryer as well as housing the Baxi gas central heating combination boiler. A glazed Upvc door leads to the rear garden and a further door opens to the cloakroom which is fitted with a two-piece white suite of vanity cabinet-set wash hand basin with monobloc tap and low flush W.C.



The first-floor landing gives access to all three bedrooms, the family bathroom and a linen storage cupboard with clothes rail. A light tube has been installed to add valuable natural light into this central space.

Overlooking the rear garden, the good-sized master bedroom has a pendant light, radiator and space for wardrobes, drawer banks and nightstands. The room also benefits from an en suite having an opaque side window, marble effect floor and splash tiling, extractor fan and a chrome ladder-style heated towel rail. Lit by a ceiling light, the modern white suite comprises a low flush w.c., pedestal wash hand basin and a shower cubicle with sliding glass door.



The family bathroom has an opaque window to the side, a ceiling light and porcelain tiled floor and splash areas. The three-piece white suite comprises a low flush w.c., pedestal wash hand basin and panelled bath with Triton Cara electric shower and glass screen over. There is also an extractor fan and a chrome ladder-style heated rail warms the towels.

Bedroom two is a good-sized double room which overlooks the front garden and has a wall-mounted television point. Bedroom three is a single room, also with a window to the front and having a loft access hatch. Both rooms are lit by pendant lights and warmed by radiators.



A stone flagged path leads to the front door and a pebbled area to the front of the property offers off-road parking space. A further flagged path gives way to the timber side gate and opens to a plum slated area directly behind the property with space for bin and log storage. There is a hardstanding for a timber shed and sleeper-edging separates this and the lawn area with inset Indian stone path and patio for container planting and al fresco dining. The fully enclosed, well-stocked and pretty garden has borders of mature shrubs, specimen trees and climbing plants.





**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**

**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.