

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

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**Lyndhurst, 27 Highfield Road, Croston, PR26 9HH**  
**Offers in the region of £595,000**



- Attractive detached residence built in the 1920's
- Light and bright with many original features
- Broad hallway with staircase to first floor
- Three comfortably spacious reception rooms
- Well-appointed breakfast kitchen with pantry
- Ground floor shower room, first floor bathroom
- Four good-sized, dual aspect bedrooms
- Warmed by gas central heating throughout
- Timber double glazed plus stained-glass panels
- Gravel driveway parking for two/three cars
- Tandem double garage with power and light
- Lawn gardens and mature planting to front and rear
- Close to amenities and renowned village schools
- Easy access to road and rail commuter routes

Built in the 1920's and retaining many original features, to include a Westmorland slate roof, this attractive, detached residence was mindfully designed with most of the rooms being dual aspect thus enhancing the flow of natural light. The high-ceiling rooms have features such as splayed windows, picture rails, deep skirting boards and original doors. Situated within Croston Conservation Area, the former dentist's home and surgery, offers comfortable spacious accommodation to include three reception rooms, breakfast kitchen with pantry/utility room, four good sized bedrooms and two bathrooms. The good sized office on the ground floor could easily be used as a fifth bedroom as it is adjacent to the downstairs shower room. Outside, the wrap-around gardens start at the driveway parking for two/three cars, have a tandem detached double garage, and lawn gardens with mature shrub and tree planting to the front and rear.

The panelled oak front door opens to a broad and welcoming hallway with stained and leaded glass side windows and the original decorative wood-block flooring. Lit by a pendant light, a spindle staircase rises and turns to the first-floor landing. There are six-panelled white doors open to each of the rooms including a door to an inner hallway with coat racks.



The inner hallway leads to a shower room with opaque rear window and a suite comprising a shower-wall panelled cubicle with Triton Biarritz II power unit, a vanity set wash hand basin and a low flush WC. Further down the hall is a dual aspect room, currently used as a home office (former bedroom), having windows to the front and side, a pendant light, a loft hatch and a secondary external door to the rear.



Off the main hall is the generously spacious, dual aspect lounge with a triple glazed picture window to the front with coloured glazed inserts and window to the side. Lit by a pendant light, the focal point of the room is the split-faced tile open fire surround and hearth which has fitted shelves to the alcoves of the chimney breast.



The dining room has a splayed triple glazed bow window to the rear with decoratively leaded and stained-glass lights and a central door opening to the garden. Also lit by a pendant light, there is a green granite tiled fireplace and hearth with a gas-log effect fire and more than ample space for a dining suite.



The dual aspect kitchen has windows to the rear and the side, a door to the side, two pendant lights and laminate flooring. The area is fitted with a good range of medium oak wall and base cabinets to three walls with splash tiling between levels and incorporating drawers and shelves. The granite effect worktops have an inset one-and-a-half bowl stainless-steel single drainer sink unit with swan-neck mixer tap over, and waste disposal unit.



Also inset is an Electrolux four-burner gas hob with canopy extractor fan over and, on the opposite wall, is a complementary eye-level double oven and double grill. There is also a built in dishwasher, plumbing for an automatic washing machine. There is a serving hatch to the dining room, space for a breakfast table and chairs and a door opens to the quarry tiled pantry with opaque side window, a strip light and fitted shelves and vented for a tumble dryer.

At the half landing, there is a circular decoratively stained and leaded glass window whilst at the L-shaped first floor landing there is a loft hatch, two ceiling lights and doors to the bathroom and dual aspect bedrooms which all have pendant lights.



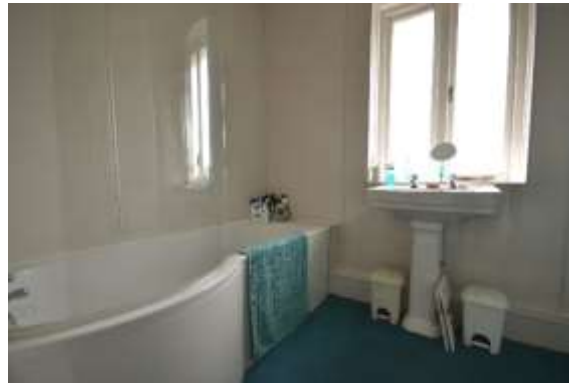
Bedroom one overlooks the front and side and has fitted wardrobes to one wall with sliding doors and a central dressing table. To the corner of the room is a traditional style wash hand basin with upstand and wall light over.



The spacious bedroom two overlooks the rear and side and a fitted wardrobe with sliding door and a television point. Bedroom three has windows to the rear and side and ample space for wardrobes, drawer-banks and nightstands to this double room, also with television point. Bedroom four is a large, single room with windows to the front and side and a wash hand basin.



Having tile effect panelled walls to all splash areas, the family bathroom has an opaque side window and a radiator with a towel rail over. The three-piece white suite comprises a 'P' bath with protective glass screen and shower over, a traditional style pedestal wash hand basin and a low flush WC. A built-in corner cupboard houses the lagged hot water cylinder tank, with an immersion heater, central heating control and has linen shelves over.



Set on a corner plot, the gravel driveway provides parking for two to three cars and leads to a tandem double garage with up-and-over door, personal side door, two opaque windows, power and light. The lawn frontage is bordered by a low privet and hawthorn hedge, features a large beech tree and, to the far side of the property, a gravel path continues around to the rear garden. The rear, south facing lawn garden is enclosed by both fencing and walls and is framed by mature shrub and herbaceous flower beds. A flagged patio stretches across the rear elevation to provide a seating area and al fresco dining space and, to the side of the property, a further flagged patio provides bin storage and has an outside tap and a wrought iron gate leads back to the driveway.





**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 F**

**The property is served by mains drainage**

**The property is alarmed**

**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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