



## Maria B Evans Estate Agents Limited

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**7 The Orchard, Croston, PR26 9HS**

**Offers in the region of £275,000**



- Twice extended, semi-detached family home
- Spacious and light accommodation throughout
- In need of some interior refit/refurbishment
- Three really good-sized reception rooms
- Breakfast kitchen with wood-effect cabinets
- Entrance hallway with ground floor cloakroom
- Four bedrooms – three double one large single
- Master bedroom en suite and family bathroom
- Block paved driveway parking for several cars
- Integral extra-large single garage with power
- Easy maintenance, fence-enclosed rear garden
- Close to renowned village schools and amenities
- Easy access to road and rail transport links
- No onward chain with the sale of this property

In need of some interior refurbishment, this twice extended, solidly built, semi-detached family home offers very spacious accommodation throughout to include entrance hall, three reception rooms, breakfast kitchen, cloakroom, four good-sized bedrooms, master with en suite and a family bathroom. Outside, there is block paved driveway parking for several cars, an integral large single garage with power and light and a really good-sized easy-maintenance fence-enclosed rear garden.

The uPVC front door with leaded glass insert opens to the bright entrance hall with an opaque window, pendant light, electric meter cupboard and a radiator. A spindle staircase rises to the first floor and, beneath, is a storage cupboard housing the gas meter. White panelled doors open to all the rooms in the property including the cloakroom with a two-piece suite comprising low flush w.c. and wall-mounted wash basin. There is tiling to splash areas, vinyl flooring, ceiling light and an opaque window to the garage.



The lounge has two windows to the front, a pendant light and two wall lights to either side of the chimney breast which has a gas point (currently closed off). This good-sized room is also warmed by a radiator and has a television point.



The dining room has a part-glazed door to the rear garden, a pendant light and radiator. The adjacent kitchen has a rear window, ceiling light and is fitted with a range of wood-effect wall and base cabinets and drawers with granite effect breakfast bar and worktops with an inset one-and-a-half bowl stainless steel single drainer sink unit and mixer tap. Warmed by a radiator, the area has space for a gas cooker with an extractor fan over, plumbing for a dishwasher, space for a fridge freezer and a cupboard housing the Main gas central heating boiler.



From the dining room, there is an archway into the snug which has two windows overlooking the rear garden, a Velux skylight window, a radiator and two wall lights for evening-time.

The split-level landing has a spindle balustrade, a pendant light, a loft hatch and a linen cupboard with shelves and housing the electricity consumer board.

The master bedroom has a picture window to the front, a ceiling light and a vertical panel radiator. The oak flooring gives a modern touch, there is space for wardrobes and drawer banks and a television point strategically placed opposite the bed-space. The adjacent en suite has an opaque rear window, recessed down-lights and a white ladder style heated towel rail. Tiled to all splash areas, the three-piece white suite comprises a shower cubicle with glass-brick wall and glazed door, a console-style wash hand basin with monobloc tap, and a low flush w.c.



Bedroom two has a picture window to the front, a pendant light, radiator and a built-in high-level cupboard with dressing table beneath.



Bedrooms three has a window to the rear, pendant light, radiator, laminate flooring and a built-in wardrobe with cupboard above. Bedroom four also has a rear window, pendant light and wall light, radiator and a built-in wardrobe with cupboard above.



The family bathroom has an opaque front window, a pendant light and radiator. Tiled to all splash areas, the three-piece suite comprises a pedestal wash hand basin, low flush w.c. and a panelled bath with glass protective screen and Mira 415 shower over.

This very spacious, semi-detached residence is located beyond a tall privet hedge, a lawn frontage with mature shrubs and a fir tree and an extensive, block paved driveway which provides parking for several cars and leads to the extra large integral single garage with up-and-over door, power and light. The garage can also be accessed from the rear garden by a part-glazed uPVC personal door, has a rear window, space for a workshop, plumbing for an automatic washing machine, is vented for a tumble dryer, lit by two fluorescent lights, has an interior water tap, and a separate electric meter. A side timber gate opens to the panel-fenced rear garden which is laid to flagstones for easy maintenance and has a timber-built storage shed and an outside tap.



**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 B**

**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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