



Maria B Evans Estate Agents Limited

67 Westhead Road, Croston, PR26 9RS

Offers in the region of £225,000



- Attractive traditional style mid-terrace cottage
- Delightfully presented accommodation
- Two light and spacious reception rooms
- Well-appointed Shaker style kitchen
- Three bedrooms – two double, one single
- Family bathroom with three-piece suite
- uPVC double glazing throughout
- Warmed by gas central heating
- Charming gardens to front and rear
- Close to village amenities and schools
- Easy access to road and rail commuter links

The property is set behind a low wall with wrought iron railings atop and an inset pedestrian gate opening to the stone flagged path leading to the front door whilst the frontage is laid to mature shrub and flower planting. The uPVC door with a leaded glass inset and fanlight over, opens to the bright hallway which has a pendant light to the high ceiling, a radiator and a cupboard housing the energy meter.



White panelled doors open to each of the rooms off, including the well-proportioned lounge which has a bay window to the front, a pendant light and a radiator. The focal point of the room is the tall, white painted timber fireplace with black granite inset and hearth housing a gas-coals fire. The television point is positioned to the side and both alcoves of the chimney breast are fitted with shelves, one side having a built-in cupboard beneath.



The dining room has a window to the rear, a pendant light and radiator. An angle fireplace houses a multi-fuel burning stove which rests on a stone flagged hearth and has, to one side, a built-in floor-to-ceiling cupboard with central drawer. A door opens to the kitchen and a staircase with handrail rises and turns to the first-floor landing and has a walk-in under-stairs cupboard with light.



The kitchen has windows to the rear and side, a stable-style door to the garden, a ceiling light, a radiator and slate-effect ceramic tiled flooring. The kitchen is fitted with a good range of ivory-coloured Shaker-style wall and base cabinets with natural shaded splash tiling between levels whilst the wood-effect worktops have an inset stainless-steel, single drainer sink unit and mixer tap. Also inset is a four-burner Belling gas hob with an extractor fan over and a complementary double oven and grill below. In addition, there is plumbing for an automatic washing machine and space for a fridge-freezer.



The landing has a pendant light, a loft access point and white doors open to each of the rooms which are lit by pendant lights and warmed by radiators.

The master bedroom has a window to the front and there are two fitted double wardrobes to one wall and ample space for drawer-banks and nightstands.



Bedroom two is a further double room with a window to the rear and bedroom three is a single room with the window to the front.



The bathroom has vinyl flooring and an opaque window to the rear. Tiled to all splash areas, the three-piece white suite comprises a panelled bath with telephone style mixer tap and hand shower plus a Triton T100 XR power shower, a pedestal wash hand basin and a low flush WC. A built-in cupboard with louvre doors houses the Vaillant gas central heating boiler and has linen storage space.



The rear garden has a stone flagged patio and a path leading to a rear access gate which opens to the ginnel for bin storage/collection. The fully fenced, south-facing garden is mainly laid to lawn with a side shrub border and rockery featuring an ornamental pond and there is a shed for storage of garden equipment.





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.