



Maria B Evans Estate Agents Limited

70 Westhead Road, Croston, PR26 9RS

Offers in the region of £270,000



- Extended, traditional 1930's semi-detached house
- Up-styled with a contemporary interior design
- Step-in hallway with tiled floor and staircase
- Beautifully presented and good-sized lounge
- Stylish and well-appointed dining kitchen
- Separate utility area plus coat and boot room
- Solid roof uPVC sun room to the rear
- Three bedrooms – two double and one single
- Fully tiled contemporary style shower room
- Loft hobby/games room with drop-down ladder
- Garden frontage and side driveway parking
- Easily maintained and enclosed rear garden
- Timber framed double glazing throughout
- Warmed throughout by gas central heating
- Easy access to village's excellent amenities
- Catchment area for renowned local schools
- Easy access to rail and road commuter routes

This extended, traditional style 19030's, semi-detached home has all the benefits of the original design, such as high ceilings to the spacious rooms, whilst the current owners have transformed the interior to add an easy yet practical flow with stylishly presented décor and an excellent use of space. A further benefit for property in Croston, the front garden has a side driveway for parking and the charming rear garden is both secluded and easily maintained. This beautifully presented home is just a short walk to the village shops and the renowned local primary and secondary schools alongside easy access to road and rail commuter transport links.

An overhang porch with slate roof shelters the black composite door with opaque glass inlays which opens to the hallway continuing the black colour-drench carpentry and is lit by an amber filament light. A painted cabinet conceals the radiator, the carpeted staircase rises to the first floor and a panelled door opens to the lounge. With black painted exposed floor-boards, the elegantly presented lounge has a bay window to the front, is lit by a pendant light and warmed by a radiator. The room also has a pale stone fire surround with a television point to the side and a doorway leads through to the chic dining kitchen.



The Breakfast Room green painted walls form the backdrop to the superb range of the deeper shade of Studio Green cabinets with brushed steel bar handles and coordinating splash tiling between levels. The grey granite effect worktops are inset with a one and a half bowl stainless steel sink unit which is set beneath the large window-opening into the sun room. Also inset is a Bosch four-ring induction hob with canopy extractor fan over and having a matching eye-level double oven and grill positioned to the side. There is an under-counter integrated fridge, plumbing for a washing machine and space for a dishwasher. The area is lit by ceiling lights, there is space for a dining table and chairs and a doorway to the sun room. The bleached wood-effect tiled flooring flows from the kitchen into the sun room and through the sliding barn-door fixture into the adjacent utility area and boot room where there is an opaque side window, a range of steel storage shelves and space for the tumble dryer.



The sun room has uPVC windows to two sides, patio doors plus a side door to the garden, and a solid roof and ceiling with recessed downlighting. Warmed by a concealed radiator, this room creates an ideal family space or even a more formal dining area if required.



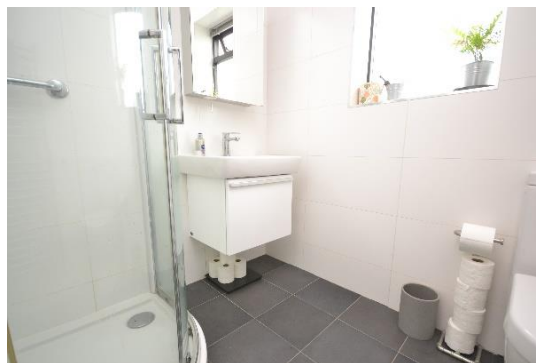
The first-floor landing has an opaque side window, pendant light and a spindle balustrade. An access point with drop-down ladder gives way to the painted and carpeted loft space with inner balustrade, two Velux windows and professionally fitted hung floor with a fifteen-year guarantee. This has transformed the area into a perfect hobby or games area.

Bedroom one has a window to the front with leaded lights, a pendant light and radiator. Two walls are fitted with a range of beech effect wardrobes with mirror fronts, a drawer bank and a dressing table.



Bedroom two is a further double room with a rear window, pendant light and radiator. Again, there are painted timber wardrobes with sliding doors fitted to one wall.

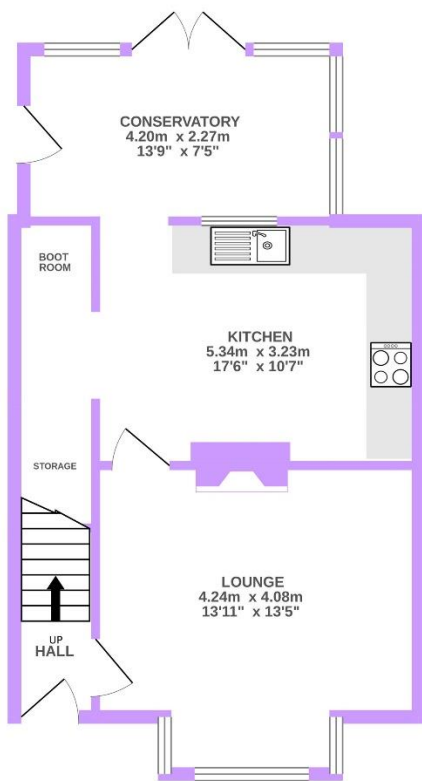
Bedroom three is a single room with window to the front having leaded lights, a pendant light and a radiator. A built-in cupboard provides linen storage and houses the wall-mounted Worcester gas central heating combination boiler.



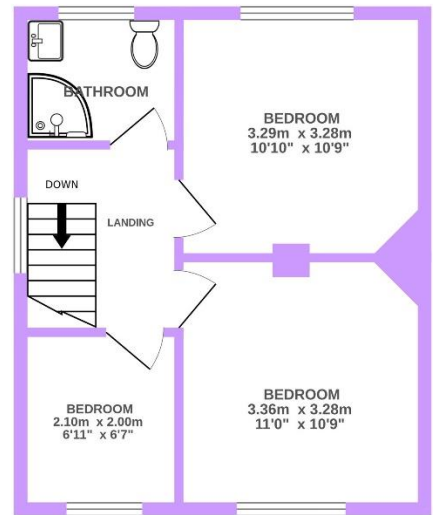
Fully tiled in white and grey, the shower room is fitted with a modern white suite comprising corner cubicle with sliding door and having an Aqualisa Quartz electric shower unit, a wall-mounted vanity-set wash hand basin and a close coupled w.c. The room has an opaque rear window, recessed downlights, extractor fan and a chrome ladder-style heated rail to warm the towels.

The property is set beyond a low brick-built wall, has a front shrub planting and side driveway parking. A path leads to a timber side gate giving access to the rear garden which is enclosed by fencing and mature shrub borders to include a specimen magnolia tree. Against the rear elevation is a flagged patio for al fresco dining and a path from here leads to the faux lawn, a slate-chip space for container planting and a further tiled seating area. There is also an outside tap and armoured power point for added convenience.





GROUND FLOOR
45.4 sq.m. (489 sq.ft.) approx.



1ST FLOOR
34.4 sq.m. (371 sq.ft.) approx.



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TOTAL FLOOR AREA: 79.9 sq.m. (860 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing is strictly by appointment through Maria B Evans Estate Agents

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

We are reliably informed that the lease length is unknown and indemnified

We are reliably informed that the Lease is circa £0 PA

We are reliably informed that the Lease Charge Renewal is invalid

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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