



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

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**45 Westhead Road, Croston, PR26 9RQ**

**Price Guide: Offers in the region of £179,950**



- \* Mid two bedroom terrace property**
- \* Two reception rooms**
- \* Gas central heating and double glazing**
- \* Rear porch/utility room**
- \* Garden and parking to rear**
- \* Central village location**
- \* Close to local amenities**
- \* Ideal investment purchase**

**This two bedroom terrace property situated in the heart of Croston village, offers great accommodation, having two reception rooms, kitchen, rear porch/utility room, bathroom and a good sized garden to the rear with garden shed and parking. In need of modernisation.**

A Upvc door opens into the lounge which has a window to the front, radiator and pendant light. The dining room has a window to the rear, access to the staircase and an understairs storage cupboard.

The kitchen is fitted with a range of oak effect wall and base units to include a single drainer stainless steel sink unit, electric cooker point with extractor fan over a Upvc double glazed window overlooking the rear garden and an exit door to the rear porch. Glazed windows and exit door to the garden, there is plumbing for an automatic washing machine.

The first floor landing gives access to the two bedrooms one to the front and the second to the rear, both with radiators and pendant lighting. The three piece coloured bathroom suite comprises low flush Wc, pedestal wash hand basin and panelled bath with shower over, rail and curtain. There is Rhino flooring a radiator and ceiling light.

To the rear is a concrete path with lawn area, presently with artificial turf, a timber shed and parking for one car. Double timber gates give access to the rear access drive. Fenced to both sides, providing a good sized outside space.



**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 A**

**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.

