



Maria B Evans Estate Agents Limited

3 Church Street, Croston, PR26 9HA

Offers in the region of £195,000



- Charming mid terrace cottage dating back to 1700s
- Set in the idyllic, celebrated Conservation Area
- Brimming with character features throughout
- Delightful sitting room with log burning stove
- Kitchen to rear with separate utility room
- First floor double bedroom with pitch pine floor
- Separate dressing room or possible home office
- Three-piece white modern bathroom suite
- Warmed by gas Central heating throughout
- Picture-perfect setting with enviable location
- Ideal for first time buyer or investment opportunity
- Close to village amenities and renowned schools
- Easy access to road and rail commuter transport links

Stepping through the timber door with stained glass inlay into the good-sized sitting room, the cottage has a timber sash window looking out onto the picture-perfect cobbled street. The focal point of the room is the limestone inglenook fireplace with brick-back and stone flagged hearth which houses a log burning stove. To the side is a fitted cupboard housing the energy meters and having a television point above, and the opposite wall has timber panelling to dado height. The room has wood laminate flooring and will comfortably take a three-seater sofa and additional furniture.



A door gives way to the breakfast kitchen which is fitted with a range of cream-coloured Shaker-style cabinets and drawers having coordinating splash tiling between levels. The wood effect work surfaces have an inset stainless steel sink unit with swan-neck mixer tap over which is set beneath the double-glazed timber window to the rear. Also inset is a four-burner gas hob with electric oven and grill below and a canopy style extractor fan over whilst integrated appliances include and fridge freezer. The area is lit by a ceiling light, the stone-effect ceramic floor tiling gives a rustic feel and a part-glazed timber door opens into the rear courtyard.



The adjacent utility room has a rear window and plumbing for a washing machine and could alternatively be converted into a downstairs WC.

From the kitchen, a timber staircase and handrail rise to the first floor where there are two rooms off.

The master bedroom is situated to the front of the property and has characterful, exposed broad timber floorboards, a single glazed timber sash window - again overlooking Church Street - a chimney breast and a timber latch door.



The small second room, with double glazed timber window to the rear, could be used as a dressing area, home office space or could be incorporated into either the bathroom or master bedroom to create a larger space.



The bathroom has a double-glazed timber window to the rear, a pendant light, vinyl flooring and a chrome heated towel rail. The white three-piece suite comprises a panelled bath with wall-mounted shower-boards, protective glass screen and bar shower above, a low flush WC and a vanity style wash-basin situated above the bulkhead of the stairs. A storage cupboard houses the Baxi central heating boiler.

The rear courtyard garden is simply laid to flagstone at present with low brick walls to the rear and sides and having a picket-fence atop. There is a timber shed in situ and a small brick-built raised flower bed plus space for a small dining set. To the rear of the garden, a timber gate leads to a shared passageway giving access onto Church Street for No. 3 and its neighbouring properties. The garden directly faces the river and has views over the stone-built river wall, the opposing riverbank and the famous Pack Horse Bridge which crosses the River Yarrow.





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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