



Maria B Evans Estate Agents Limited

193 Moor Road, Croston, PR26 9HP

Offers in the region of £500,000



- Detached true bungalow set in generous gardens
- In need of modernisation and refurbishment
- Good sized lounge with open fire facility
- Dining kitchen with views over farm fields
- Well-appointed kitchen plus utility room
- uPVC conservatory overlooking front garden
- Self-contained annex accommodation
- Three good sized bedrooms including annex
- Gas central heating radiators to the rooms
- uPVC double glazed windows throughout
- Detached garage and further outbuildings
- Garden includes small orchard and soft fruits
- Superb location with easy reach of village amenities
- Easy access to commuter transport links
- No onward chain with the sale of this property

Deceptively spacious, this extended, true bungalow offers a wealth of opportunities for those seeking ground floor accommodation or young families looking to make a home and enjoy the outside space that this property offers. Requiring some modernisation and refurbishment, the property briefly comprises a lounge, dining kitchen, separate utility room, a family bathroom, two bedrooms plus annex offering a third bedroom with en suite facility. The in-out curved driveway offers parking for several cars with potential for more and leads to a detached single garage. The wrap-around gardens are mainly laid to lawn with island borders of mature shrubs and trees – including an orchard – have a brick-built workshop and enjoy amazing pastoral aspects to both the front and rear. An ideal place to call home!

The overhang porch shelters the timber and opaque glazed front door with matching side panels which opens into the hallway. The L-shaped hall has two pendant lights, a radiator and the built-in storage cupboard is ideal for coats.

The spacious, well-proportioned lounge has a double-glazed window to the side and a double-glazed bay window to the front. Lit by wall lights, the feature of the room is the carved oak fire surround with marble inset and hearth housing a gas coal effect fire whilst two radiators supplement the warmth when needed.



The dining kitchen has French window to the adjacent conservatory, two radiators and two pendant lights. The dining area has space for a table and chairs before the archway leads to the kitchen area with vinyl flooring and which is fitted with a range of medium oak wall and base cabinets to three walls to include drawers, glazed display cabinets and having splash tiling between levels. The granite effect worktops have an inset one and half bowl stainless steel sink unit and mixer tap set below the picture window to the rear and there is an integrated automatic dishwasher alongside. Inset spaces in the worktop allow for an electric cooker with canopy extractor fan over and an under-counter fridge.

A part glazed door leads to an inner hallway with ceramic tiled floor, fluorescent lighting, a window to the rear and built-in louvre-door linen cupboard with radiator. There are doors to the conservatory, the utility room and self-contained annex space plus a further uPVC exit door to the garden.



The utility room has a fluorescent strip light, ceramic tiled floor, a stainless-steel double drainer sink unit and is plumbed for an automatic washing machine. There is also a space for a fridge and freezer and fitted storage cupboards with shelves.

The uPVC conservatory with ceramic tiled floor has a door to the front garden area, two wall lights and is warmed by a radiator.

Off the hall, the good-sized bedrooms one and two have windows to the rear and front, respectively, pendant lights and radiators. Bedroom one also has wall lights whilst bedroom two has a range of louvre-door cabinets fitted to one wall.



The fully tiled bathroom has a bleached-wood laminate floor, ceiling light and radiator. The three-piece white suite comprises a pedestal wash hand basin, low flush w.c. and timber panelled bath with Mira Excel shower unit and curtain rail over.



The annex has sliding patio doors to the rear garden, two windows to the opposite wall, two pendant lights and a radiator. One side of the room is fitted with a range of wall and base cupboards with space for an under-counter slimline fridge. The marble effect worktop has an inset circular sink unit with mixer tap and shelf over. The fully tiled en-suite is fitted with a three-piece coloured suite comprising shower cubicle with Mira Sport unit, pedestal wash basin and low flush w.c. The room has a ceiling light, wall-mounted heater, loft hatch and extractor fan.

The property is approached via an in/out driveway curving around a deep front border stocked with mature shrubs and herbaceous planting and having a pedestrian path cutting through to the front door. To one side is a large, single brick-built garage.



The side and rear gardens wrap-around the bungalow, are mainly laid to lawn with paved paths meandering to seating areas and the brick-built workshop to the rear having power and light. Mature hedges line the borders and the side lawn has an orchard area whilst both apple and plum trees also dot the remainder of the garden which enjoys fabulous rural aspects over farmland.

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 C

The property is served by mains drainage

The property has south-facing solar panels.

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.