



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

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41 Drinkhouse Road, Croston, PR26 9JE

Offers in the region of £245,000

**The following details will form part of your sales contract and, therefore, need to be checked carefully to ensure accuracy with regard to the property inclusions, fixtures and fittings.**

**Please inform us as soon as possible of any alterations/amendments you wish to make and then sign the form below and return it to Maria B Evans Estate Agents.**

.....

I confirm that I have read the attached details and confirm that they are correct and all fixtures and fittings listed will remain in the agreed sale price.

Signed .....

Dated .....

Kind regards

Davina A Gill  
Maria B Evans Estate Agents  
01704 892001

**PLEASE NOTE THAT THE PROPERTY CANNOT BE FULLY MARKETED UNTIL RECEIPT OF YOUR SIGNED APPROVAL OR CONFIRMATION EMAIL.**



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41 Drinkhouse Road, Croston, PR26 9JE

Offers in the region of £245,000



- Pretty terrace cottage close to the heart of the village
- Attractively and immaculately presented throughout
- Open plan living to the downstairs accommodation
- Two bedrooms, one with walk in wardrobe
- Bathroom with modern three-piece white suite
- Gravelled parking space for one car to the front
- Charming split-level patio to rear and garden store.
- Gas central heating and partial Upvc double glazing
- Much sought after location of Drinkhouse Road
- Short walk to village amenities and renowned schools

This attractive two-bedroom terraced cottage has been modernised by its present owners to offer low maintenance and ‘easy living’. The open plan to the ground floor really works and provides a very modern feel to this traditional property. Having parking to the front is ideal, there is a garden store and the split-level patio and artificial grass area to the rear is little sun trap of a garden and provides the perfect spot to just ‘relax’.

A painted, hardwood door having an etched glass insert opens to the modernised open plan living accommodation. The lounge to the front of the property has a Upvc double glazed window and is lit by a pendant light. A homely touch is achieved by the reclaimed pitch pine flooring and an original feature stone lintel fireplace with inset York stone flag hearth. The painted exposed brickwork to either side, once again gives the property a contemporary feel and painted cupboards to one side house the gas and electric meters.



A slim-line breakfast bar divides the lounge from the kitchen where a range of white base units with brushed steel handles and subway-style splash tiling over plus a stand-alone larder cupboard offer storage. Oak worktops surround and incorporate a peninsula breakfast bar and an inset white single drainer sink unit with swan neck mixer tap which sits beneath the timber window overlooking the rear garden. Also inset is a four-ring gas hob with a built-in electric oven below and having a chimney style extractor fan over. There is plumbing for an automatic washing machine and the understairs storage area is open to facilitate room for a freestanding fridge/freezer. The Indian stone flagged floor gives a rustic feel and there is wiring for walls lights and recessed downlights provide evening lighting. The wall mounted gas central heating boiler is also housed here and a stable-style door opens to the garden and allows the afternoon sun to filter through when the top door is left ajar.





From the kitchen, a staircase with handrail rises to the first-floor landing which has a loft access point and three pitch pine latch doors opening to the two bedrooms and bathroom.

The master bedroom is a surprisingly good size and has a Upvc double glazing window overlooking the front, a central pendant light and reclaimed wooden flooring. In bedroom two the present owners have cleverly borrowed from bedroom one to provide a walk-in wardrobe for the smaller of the two rooms which, again, has reclaimed wooden flooring, a Upvc double glazed window to the rear and recessed downlights.



The bathroom to the rear comprises of a white three-piece suite to include low flush Wc, pedestal wash hand basin and tongue and groove panelled bath with shower over. An etched glass window faces the rear, there is tiling to splash areas and a tiled floor for easy maintenance. For further convenience, a built-in cupboard and a wall-mounted mirrored vanity cupboard offer storage for toiletries.



To the front of the property is a gravelled parking area with traditional wall to the one side and hedge to the other. The rear patio is decked and provides space for container planting and seating. A stone flagged path provides gated communal access to the rear and a raised artificial grass area allows space for a table and chairs plus a large storage shed.



**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**

**The Council Tax Band is**

**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.