



Maria B Evans Estate Agents Limited

41 Riverside Crescent, Croston, PR26 9RU

Offers in the region of £475,000



- Extended four-bedroom detached family home
- Located on a peaceful riverside setting cul de sac
- Well-presented accommodation throughout
- Generously spacious reception room
- Modern open plan dining-kitchen plus utility room
- Aluminium framed glazed extension to rear of property
- Four bedrooms – three doubles and one single room
- Master bedroom with en-suite shower room
- Contemporary style three-piece bathroom
- Gas central heating and uPVC double glazing
- Block paved driveway parking for three cars
- Attached double garage with power and light
- Walking distance of the village amenities
- Close to road and rail commuter routes

Set at the mouth of this ever-popular cul-de-sac, the block paved, Tarmacadam driveway comfortably provides parking for two/three cars, has a lawn area to the side and leads to the attached double garage with up-and-over electric doors.

A uPVC door with opaque leaded glass inset and side panel opens to the hallway which is lit by a pendant light and has a spindle staircase rising to the first floor with space beneath for coats and shoe-racks. This area is warmed by a modern radiator and Karndean flooring extends through to the dining kitchen.

The good-sized lounge has a bay window overlooking the frontage, a central pendant light fitting and a traditional style radiator situated below the uPVC bay window. The focal point of the room is the natural limestone fire surround and hearth which houses a gas coal fire and has a wall mounted television point above the mantel piece.



The dining kitchen has a set of anthracite shade of bi-folding windows opening to the rear conservatory and has a timber door to the side utility room. The modern kitchen area has a range of Sigma high-gloss ivory and beige coloured wall and base cabinets, incorporating drawers and pantry-style larder cabinets. The quartz worktops wrap around in a horseshoe effect, offer an inset stainless-steel sink unit with swan-neck mixer tap and creating a breakfast bar seating area on a useful peninsular. Inset is a four -ring Neff induction hob with a stainless-steel chimney-style extractor fan above and Neff oven and grill below. There is an integrated automatic dishwasher, fridge freezer, and microwave oven, plumbing for an automatic washing machine and space for a wine cooler. The opposite end of the room has more than ample space for a dining table and chairs, and the room is lit by a double bank of recessed downlights.



To the rear of the kitchen is an aluminium framed glass pergola-style conservatory with a sliding patio door, opening directly onto the rear garden. This beautiful

addition to the property adds an extra seating and entertaining space to create a living dining kitchen area which is large enough to accommodate the whole family.



Off the kitchen, there is a separate utility room which offers a kitchen complementary bank of ivory units and space for a washing machine situated below the quartz work top with inset stainless-steel sink and side drainer. There is an opaque window to the rear and part-glazed uPVC door into the rear garden. Off the utility room is a small cloak room which offers a vanity-set wash basin and low flush WC unit. The utility room also offers access into the large attached double garage which has been dry-lined, has power and light, two separate up-and-over doors and offers fantastic storage. This has bundles of potential for future conversion into an additional room.



To the first floor, the landing gives way to the family bathroom, four bedrooms – three double and one single room - each having pendant lights and radiators.

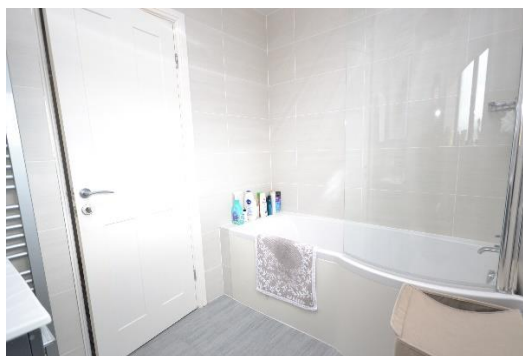
The master bedroom has a window to the front of the property and offers fitted wardrobes. To the rear of the room is an ample sized en suite shower room having a dark grey ladder-style towel radiator. Finished in a beige tile, the en suite has a vanity basin situated below an LED mirror, close coupled WC and a walk-in shower unit with glass screen and chrome bar shower.



Bedrooms two and three are spacious doubles; bedroom two is situated to the front and would have originally been the master bedroom, has a bank of fitted wardrobes, with matching chest of drawers and nightstands. Bedroom three offers space for wardrobes and is situated to the rear. Bedroom four is a single room with a window to the front and is currently used as a home office.



The bathroom has an opaque rear window, a ceiling light and a chrome ladder style heated towel rail. Tiled throughout in a pale grey and having a bleached grey wood-effect vinyl flooring, the three-piece white suite comprises a panelled bath with a glass shower screen and chrome shower fittings above, a vanity set wash hand basin with LED mirror above and a decorative full-height tile running behind, and a back-to-wall WC.



A timber side gate from the front driveway opens to the south facing, fence enclosed rear garden. The perimeter path expands to a patio area to the rear elevation and continues to the rear fence line. There is an adjacent lawn area surrounded by shrub and flower borders with specimen trees.



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 C

The Council Tax Band is D

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA