



Maria B Evans Estate Agents Limited

77 Westhead Road, Croston PR26 9RS

Offers in the region of £175,000



- **Charming end terrace property**
- **Located in a central village location**
- **Two double bedrooms**
- **Spacious living area to the front of the property**
- **Well-appointed kitchen**
- **Downstairs family bathroom with three-piece white suite**
- **Feature tongue and groove oak doors to all interior rooms**
- **Warmed by gas central heating throughout**
- **Fitted with uPVC double glazing**
- **South-east facing, quiet rear garden**
- **Close to local amenities and schools**
- **No onward chain with this purchase**

Entrance to this property can be obtained through a front door holding opaque, stained-glass insets. The reception room unfolds from this; a bright and spacious room with a window to front, pendant light above and radiator across the far wall with a television point to the side. Oak laminate flooring lines the floor whilst an electric fireplace is mounted onto the side wall. The electric and gas meters are housed in a small cupboard which exists underneath the stairs. All interior doors within this property are tongue and groove oak doors, one of which leads to a storage cupboard holding the same flooring, a pendant light and fitted shelves.



An archway leads from the reception into the kitchen area. This is fitted with cream wall and base units topped with wood-effect countertops, providing plenty of storage. They include: an oven and grill with four-point gas hob and extractor fan above, a stainless-steel sink unit with swan-neck mixer tap and etched drainer to side, plumbing for an automatic washing and space for a refrigerator. The kitchen is finished with a white tile to splashback areas, a radiator fitted to the wall and lit by a track light. Additionally, the boiler is housed in the corner of the kitchen.



Continuing to the rear of the property, a hallway grants access to the rear garden through a wooden door with opaque glazed inserts and is equipped with a pendant light and radiator.



The downstairs bathroom carries a tiled floor with an opaque window to rear, radiator, pendant light and three-piece white suite. This comprises of a close coupled w.c., vanity set wash hand basin with monobloc tap and a fully tiled bath with a shower over and curtain rail to enclose.

Ascending the oak floor stairs to the first floor, a split-level landing is revealed with a window to front, pendant light and access to the loft access. A storage cupboard is also available from the landing.



Bedroom one exists to the right, it is a double room with a window overlooking the rear aspect with a radiator underneath. Lit by both a pendant light and a wall light, this bedroom is further equipped with a television point, one double and two single fitted wardrobes to the corner.

Bedroom two is opposite, also holding space for a double bed with a single fitted wardrobe. It is warmed by a radiator and lit by a pendant light from above, whilst a window offers views of the front of the property.



The rear garden stretches ahead with a concrete flooring making a perfect area for garden furniture. The garden is enclosed by a stone wall topped with wooden fencing to the left with further high wooden fencing to the right. Mature shrubs and plants flourish to the side border which is also scattered with slate chippings. A brick outhouse exists to the end of the garden offering convenient storage. An iron gate leads to a shared access area down the side of the property.



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.