



Maria B Evans Estate Agents Limited

52 Westhead Road, Croston PR26 9RS

Offers in the region of £182,500



- Two bedroom mid terrace property
- Set in a central village location
- Two comfortable reception rooms
- Modernised kitchen to the rear
- Three-piece bathroom suite to the first floor
- Off-road parking for one vehicle
- Beautiful open views over the cricket field
- In need of some modernisation
- Walking distance to amenities

This two-bedroom terrace is located in an idyllic village location with stunning views to the rear. A brick archway provides shelter in front of the UPC door with glazed in lay. This opens up into the entrance hallway, which has cord matting and patterned carpet. The hall is

lit by a single pendant light and has a white radiator whilst also granting access to both the dining room and the staircase to the first floor.



The front reception room has a large uPVC double glazed window facing and currently holds a three-piece sofa and an armchair. A cupboard houses both the gas and electricity metres, a single white radiator and a pendant light above. To one side a wall mounted gas fireplace exists on the chimney breast.



A pair of timber sliding doors separate the reception from the dining room, which will comfortably take a 6-to-8-person table. This room also has a chimney breast mounted gas fireplace, a uPVC window to face the rear and a radiator. It is lit by a three-piece pendant light from above and grants access to the kitchen through a glazed timber door.



The kitchen itself was fitted in 2016 and consists of a light oak effect shaker style unit with a quartz effect laminate worktops to include a stainless-steel sink unit and drainer to the side. There is space for a fridge-freezer, a washing machine and a freestanding electric oven, grill with four ring electric hob which is situated below a stainless-steel extraction fan. Two

opaque uPVC windows face the side whilst a half-glazed uPVC door opens into the rear garden. The room is warmed by a radiator and lit by two pendant lights.

To the first floor, there is a three-piece bathroom consisting of a w.c., pedestal wash hand basin and a panel bath with plumbing for an electric shower above. A pendant light illuminated from above with aid from the opaque uPVC window to rear and there is a white radiator to the side.



The master bedroom is a comfortable double room facing the front of the property. There is a single pendant light, a white radiator and a large uPVC window from which you can see the black horse pub and the crown green Bowling pitch.



Bedroom two is a smaller double room with fitted wardrobes to the side, a pendant above and a uPVC window overlooking the cricket field and its pavilion to the rear of the property. This room also houses the valent Combi boiler and a hanging rail to one side of the chimney breast.



To the rear of the property there is a courtyard garden. It is mainly laid to pavers and offers space for bins, a large timber shed and a seating area to the rear that looks directly over the cricket field.

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 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.