



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

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**5 Out Lane, Croston PR26 9HJ**

**Offers in the region of £405,000**



- **Postcard pretty, semi-detached cottage**
- **Renovated and rewired by the current owner**
- **Located on a sought-after lane in the heart of the village**
- **Cosy reception room with multifuel burner**
- **Well-appointed kitchen-diner with views of the rear**
- **Downstairs two-piece suite w.c.**
- **King-sized master bedroom and two further single rooms**
- **Four-piece suite family bathroom**
- **Delightful cottage garden to the rear with an orchard**
- **Pebbled driveway with off-road parking for three**
- **Double garage to the side**
- **Rear views overlooking rural fields**
- **Warmed by gas central heating and Upvc double-glazing throughout**
- **Close to village amenities and renowned local schools**

Approached from the lane, the property begins to come into view from behind its pretty picket fence bordering the front garden. Once through the side gate, a pebbled path leads through the vibrant array of flowers and plants to the Upvc front door with glazed inset and timber overhang porch above.

The entrance hall provides perfect space to remove shoes and coats before continuing into the reception room, accessed through the first of the oak panelled doors. It is lit by an inset spotlight, framed with panelling to dado across the walls and warmed by a column radiator.



The cozy reception room provides an ideal spot to unwind, having a multifuel burner set within a stone surround, mantel and hearth, with further warmth provided from the column radiator. A bay window overlooks the front of the property, whilst a second window overlooks the side. Both recess downlights and wall lights illuminate the room further. A television point exists to the corner next to the fitted cabinets with shelving above to house the meters. Double glazed doors open up to the kitchen-diner.



The kitchen-dining area is a bright space, lit by recess downlights and having a window to the side, two windows across the rear and French doors opening to the garden. A luxury vinyl flooring flows across the whole of the space which is warmed by a column radiator. The kitchen consists of wall and base units, painted in Farrow and Ball's 'old-white' with a panelled splashback in between and topped with a wooden counter. The units have a mixture of round and cupped handles and include an integrated plate rack, dishwasher and Belfast porcelain sink with a swan neck mixer tap and with porcelain drainer to the side. The Rangemaster cooker is equipped with a double oven and grill, 6-point gas induction hob and covered extractor fan above with a white tiled splashback in between. The base units also include a refrigerator-freezer, sitting opposite the larder cupboard which is fitted with a plethora of shelving and drawers.





Further storage is provided both under the stairs and to the corner which holds an alcove with fitted shelving.

A downstairs w.c. exists from the kitchen area, carrying the same flooring and fitted with a combined close coupled w.c. with wash hand basin and monobloc tap above. Lit by recess downlights, the w.c. also benefits from light through an opaque window to the rear and holds plumbing for an automatic washing machine and much cloak and boot storage with hooks fitted to one wall.



The landing grants access to all three of the bedrooms and the family bathroom and is warmed by a radiator and lit by a pendant light.

The master bedroom is a spacious room with space for a king-sized bedroom and ample room for further furniture. It is lit by both a pendant light and two windows, one to the side and the other overlooking the front with a column radiator beneath. A delightful characteristic of the master bedroom lies in the sealed fireplace feature, finished in white and having decorative coving. There is a mantel which acts as a display shelf.



Bedroom two is a double bedroom, currently being used as a study, lit by a pendant light and having a window to the rear with a radiator beneath.

Bedroom three is a single bedroom, also with a window to the rear and radiator beneath. It is lit by a pendant light and provides access to the loft space.



The four-piece family bathroom exists to the first floor. It holds a luxury vinyl tiled flooring with a panelling to dado around the walls. Both a pendant light and opaque window to the side fills the suite with light, which comprises of a pedestal wash hand basin with mixer taps, close coupled w.c., claw foot roll top bathtub and a raised corner shower with glazed doors to enclose, a rainfall shower head and mixer taps. The bathroom also holds a traditional style radiator with integrated towel rail, extractor fan and a cupboard which both houses the boiler and provides additional storage above.





Reflective of its cottage-style interior, Out Lane possesses a pretty cottage garden blooming with a multitude of colourful flowers and shrubbery throughout the seasons. The garden is approached from a shale area, holding a storage shed to the side and a side gate for access to the front. Steps lead up to a shale path with stepping stones to guide through. A neat lawn area lies to the right holding a summerhouse which works to provide shade from the summer sun or allow the enjoyment of fresh air in the colder seasons. To the left, a miniature orchard flourishes with pear, plum and apple trees and is enclosed with perennial borders. Towards the rear of the garden, a trellis archway leads through to the third space which is laid with shale has two storage sheds and a greenhouse. Pergolas hang over each corner, supplying shelter for outdoor furniture or a hot tub. The current vendors have installed a solid acoustic fence to the rear boundary for noise insulation, creating a quiet oasis for relaxation. The side borders of the garden are composed of a timber fence.



**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**

**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.