



## Maria B Evans Estate Agents Limited

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**44 Station Road Croston PR26 9RN**

**Offers in the region of £260,000**



- Victorian end of terrace property with period features
- Flexible accommodation offering three double bedrooms
- Single storey extension to the rear of property
- Two good sized reception rooms
- Separate kitchen space
- Downstairs w.c. and shower room plus utility room
- Three-piece family bathroom to the first floor
- Off road parking to the rear of property
- Timber double garage
- Benefitting from high ceilings throughout
- Warmed by gas central heating
- Short walk from Croston railway station
- Village central location close to local amenities

The property is approached from Station Road through a low timber gate opening into a walled and paved courtyard before entering the property via a half-glazed timber door. Stepping into a carpeted entrance hallway with a pendant light above and large white painted radiator, there is access into the ground floor bedroom, both reception rooms (one typically used as a dining room) and a kitchen before the carpeted staircase rises up to the first floor.



The downstairs bedroom has a large picture window overlooking the frontage, a feature fireplace with oak surrounding and tiled hearth, a single pendant light, and a radiator situated below its large front window.



Similarly, the central dining room has a large brick surrounded fireplace with stone hearth beneath and oak mantle above. There is an opaque window to the side, large picture window to the rear, pendant light and radiator. Additionally, a convenient understairs storage can be accessed from here, whilst a further oak door leads to the kitchen.

The galley-style grey painted kitchen has a UPVC glazed door opening onto a side courtyard for the storage for bins and private access lane that runs to the side of the building. There is space for a dishwasher, a stainless-steel basin with Swan neck mixer tap and a five-ring range cooker.

To the rear of the kitchen, the single storey extension provides a further reception room with patio doors leading onto the lawned rear garden. The room is a good size and offers a comfortable seating or dining area.





From this room, there is a shower room with a close coupled w.c. and a separate utility room housing the boiler and plumbing for an automatic washing machine.



To the first floor, there is a three-piece bathroom suite with tile affect flooring, a wood panelled bath, pedestal basin and low flush WC. There is an angled wood clad ceiling and a UPVC window to the side.



The master bedroom is a very comfortably sized double room with a decorative cast iron feature fireplace to one end and a large picture window overlooking station road.



Bedroom two is a double room with fitted wardrobe and a large picture window overlooking the rear of the property.

On the sizeable landing there's a loft hatch which gives access to the sizeable loft that is partially boarded and offers potentially for future development, as neighbouring properties have converted their lofts into further bedrooms.



The rear garden is mainly laid to lawn and is enclosed by fencing to both sides and the rear. There is a small, cobbled pathway that allows right of access for the remaining terraced properties and has a slated border with some planting to one side. To finish, there is a small patio at the far end of the garden

To the rear of the property, there is single parking space and a full sized timber garage, which is in need of renovation or replacement.



**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.

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