



## Maria B Evans Estate Agents Limited

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**20 Westhead Road, Croston PR26 9RR**

**Offers in the region of £270,000**



- Delightful end terrace property in Croston Village
- Charming period features throughout
- Spacious accommodation across three floors
- Off-road parking on a shale driveway to the front
- Good-sized reception room with stained glass windows
- Open-plan kitchen-dining room with multifuel burner
- Two double bedrooms to the first floor
- Four-piece suite family bathroom
- Converted loft making space for third double bedroom
- Rear garden partially laid to patio and lawn
- Stunning views to the rear of the cricket green
- Warmed by gas central heating and double glazing
- Close to renowned village schools and amenities
- Easy access to road and rail commuter transport links

This end terrace property provides a spacious and ideal home central to the village and local amenities and having accommodation across three floors. Briefly, the rooms comprise an entrance hallway, generously sized reception room, kitchen dining area, two double bedrooms and a family bathroom to the first floor with a third bedroom to the second floor. Outside, there is off-road parking available to the front on a shale driveway whilst the rear garden provides a convenient, quiet place to sit and relax.

The property is approached via a shale drive with a paved pathway to one side and an open pitched roof porch sheltering the timber entrance door. The open porch has a feature glazed inset to the side, quarry tiled flooring and external lighting.

Once inside, the entrance hallway, with decoratively tiled flooring, provides space for shoes and coats, a cupboard housing the meters and two pendant lights. To the left, the stairway leads to the first floor whilst an oak panelled door to the right opens into the reception room.



This good-sized room exhibits much character and coziness with a bay window having stained-glass insets overlooking the front of the property and etching to provide privacy. Lit by two wall lights and a pendant light, the focal point of the room is a Victorian-style gas coal-effect fire with granite hearth and timber surround and warmth is supplemented by a radiator.





A further oak panelled door guides you into the well-appointed open-plan kitchen diner to the rear. This is laid with stone flag flooring and is fitted with soft-close white wall and base units to one side having wood-effect counters and a slate-effect upstands behind. The appliances within the units include a Belling electric oven with gas hob over and extractor fan above, a twin porcelain sink with an extendable mixer tap over, and space for a refrigerator/freezer. One side of the kitchen accommodates the utilities with plumbing for an automatic washing machine and venting for a tumble dryer. Sectioning off the dining area, a central island with a split-level worktop space provides further storage whilst the area is lit by recess downlights and a window to the rear. The dining area has UPVC patio doors opening out onto the rear garden and two pendant lights above. The rest of the space is warmed by both a multi-fuel burner within a stone lintol surround and hearth and a vertical column radiator. Further storage is supplied by an integrated cupboard with shelving above plus an understairs storage space.



Ascending the stairs to the first floor, the landing gives way to two bedrooms and the family bathroom and features a character archway, two pendant lights, a window to the front and a radiator.

Bedroom two is a dual aspect room with windows to both the rear and side. It is a double room with ample space for furniture, lit by recess downlights and warmed by a radiator. Bedroom three has a window to the front, pendant light, radiator and a feature Victorian fireplace. This is also a double room.



With strategically placed splash tiling and vinyl tile-effect flooring, the family bathroom is fitted with a four-piece suite. To the corner is an electric shower enclosed by glazed panels to either side whilst a panelled bath with monobloc tap is situated beyond this. There is a close coupled w.c and a wall mounted wash hand basin with a monobloc tap and mirror-fronted cabinet above. An additional wall-mounted cupboard with mirrored front provides further storage and the room is finished with an extractor fan, recessed downlights and a partially opaque window to the rear.



To the second floor, the converted loft space offers a good-sized bedroom. Three Velux windows flood the room with natural light which is illuminated further by a central pendant light. Integrated cupboards provide ample storage whilst the room is warmed by a radiator and has a feature beam to the ceiling.



The rear garden to this property is mainly laid to lawn with a patio area providing an ideal spot for outdoor seating or dining with external lighting around. The boundaries are enclosed by a fence to the rear and one side and a brick wall to the other. A convenient timber storage shed is positioned at the far end of the garden.



**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 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.

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