



Maria B Evans Estate Agents Limited

71a Station Road, Croston PR26 9RL

Offers in excess of £350,000



- Three-bedroom, detached property central to Croston Village
- Victorian features and character throughout
- Cosy reception room with fully functional open fire
- Generously sized dining room with electric fire feature
- Well-appointed kitchen to the rear
- Three bedrooms to the first floor- two double and one single
- Three-piece family bathroom
- Off-road parking for at least two vehicles to the front
- Good-sized rear garden with decking and lawn areas
- Within walking distance to local shops and amenities

A great opportunity arises as this property comes to market, offering the chance to acquire a three-bedroom detached property within Croston Village. 71a Station Road provides off-road parking, a generously sized rear garden and stunning Victorian features throughout. Inside, this property includes a reception room, separate dining room, kitchen, two double bedrooms and one single, all serviced by a three-piece bathroom.



The integral porch shelters the front timber door, which is ordained with stained-glass feature panels, fanlight and inset. Once through, the entrance hallway unfolds with a decoratively tiled floor, pendant light and radiator. From here, stairs ascend to the first floor whilst there is access to both the reception and dining room.



The reception room is fitted with an oak flooring and has a bay window to the front of the property, allowing for optimal light to stream into the room. This light is also aided by a pendant light above and has a television point to the side. The focal point of the room remains in the open fire with a tiled hearth, surround and mantle. When this is not in operation, the room can be warmed by a radiator.



On the other side of the entrance hallway lies the dining room, which is a good-sized room, fitted with the same oak flooring, a bay window to the front and pendant light above. There are integral dressers to either side with storage drawers beneath flanking the stunning electric living flame facility with a limestone surround, hearth and mantle.



Continuing on from the dining room is the kitchen area, equipped with the same floor and fitted with a multitude of base units. These are fitted with beechwood countertops and have a white subway-style tile to splashback along the walls. Integrated appliances within the kitchen units include an AEG oven and grill with a gas hob over and extractor fan above, a refrigerator, and finally, a porcelain sink with swan-neck mixer tap over and etched drainer to the side. To one wall there is an integrated oak cupboard for further storage, whilst an oak door opens into the understairs storage area with plumbing for a washing machine and space for a freezer. The space is lit by recess downlights across the ceiling, warmed by a vertical column radiator and has both a window and door to the side.



Ascending the stairs to the first floor, the landing provides access to all three bedrooms and the family bathroom, has a radiator, window to the rear and pendant light.

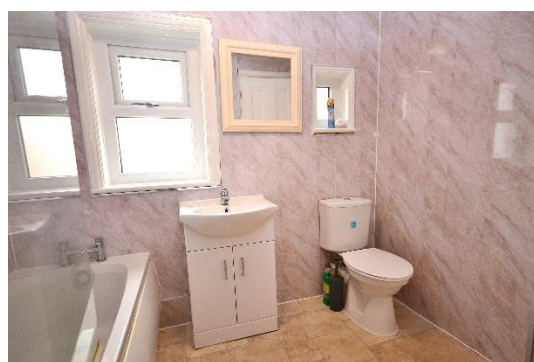


The master bedroom is a good-sized double room with much space for furniture. It has a window to the front, radiator and pendant light. The Victorian-style fireplace is a central feature, along with the decorative picture rail running around the walls of the room.



Bedroom two is another double room, also featuring the Victorian-style fireplace and picture rail. This has a window overlooking the front, television point to one side, radiator and pendant light.

The final, third bedroom is a single room with a window to the front, pendant light and radiator.



The family bathroom is fitted with an LVT flooring in a tile effect, whilst an LVT in a marble-effect lines the walls. The three-piece suite comprises of a panel bath with shower head over and glazed panel to the side, a vanity wash hand basin with monobloc tap and close coupled w.c. There is an airing cupboard, chrome heated towel rail, extractor fan, pendant light and two opaque windows to the rear.



The generously sized, rear garden is a charming and family-friendly outdoor space, with both lawn and decking areas. A slate-chipped path runs down the side of the property to the front driveway and is conveniently sectioned by a timber gate, providing a useful spot for bin storage. The decked area creates an ideal area for al fresco dining, while the lawn area offers ample space for children to play. The garden is enclosed by wooden fencing.

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 E

The Council Tax Band is D

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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