



Maria B Evans Estate Agents Limited

52 Westhead Road, Croston PR26 9RS

Offers in the region of £235,000



- Recently renovated mid-terrace
- Double generously sized double bedrooms
- Modern, shaker-style kitchen in a crystal teal colour
- Good-sized reception and dining rooms- both with gas fires
- Ground floor w.c.
- Three-piece modern suite to the first floor
- Off-road parking for one vehicle to the front
- Courtyard garden with storage shed
- Enjoying open views of the cricket fields beyond
- A stones throw from local schools and amenities
- Complete with UPVC windows and doors
- Warmed by gas central heating throughout

Welcoming back to market 52 Westhead Road, a property central to Croston Village and recently renovated by its current owners. This property provides delightful accomodation with a spacious reception, dining room, convenient ground floor w.c. and separate kitchen. To the first floor, there are two generously sized bedrooms and a three-piece family bathroom with modern finishes.

Welcome home...

Entrance into the property is gained through a UPVC door with opaque glazed insets and opaque fan light above. Once inside, the entrance hallway, fitted with a wood-effect grey laminate flooring and lit by a pendant light, guides into the main living areas while steps ascend to the first floor.

Living Spaces

The reception room has a window to the front with a radiator beneath and a central pendant light. There is a gas fireplace feature with a stone hearth and surround and a timber mantle over with decorative etching.



The dining area also has a pendant light, radiator and fireplace but instead, offers views of the rear garden and fields beyond from its window. The understairs space has been conveniently transformed into a w.c. with a wood-effect laminate flooring, a chrome heated towel rail, pendant light and a close coupled w.c., equipped with an integrated sink unit and monobloc tap, allowing for prime usage of the space.



The kitchen features well-appointed shaker-style wall and base units, finished in a crystal teal colour and topped with white quartz counters. A tiled splashback runs in between these units. These include an electric oven with four-point electric hob and

extractor hood above, an automatic washing machine and black granite sink unit with a swan neck mixer tap and etched drainer to the side. There is space for a refrigerator/freezer to one side whilst two pendant lights and two windows to the side light the area, one with a radiator beneath. A UPVC door with opaque glazed inset opens out to the rear.



And so, to bed...

Stairs ascend to the first floor where the landing provides access to both bedrooms and the family bathroom through white tongue and groove doors and is lit by a pendant light. Access to the loft is also available from the landing.

Bedroom one is a good-sized room with a window to the front, pendant light above and radiator to the side.



Bedroom two is another double room with double doors revealing an integrated cupboard space, whilst a pendant light illuminates from above and a radiator warms from the side. A window to the rear offers open views of the cricket fields and greenery beyond.

The bathroom has been fitted with a modern three-piece suite comprising of a walk-in shower with opaque glazed inset to the side, monsoon head and additional hand shower, a vanity wash hand basin with monobloc tap, tile splashback behind and a chrome heated towel rail. This suite is laid upon stone-effect laminate flooring and lit by both a pendant light and window to the rear.



Outside Space

The rear garden is laid with stone flags and provides excellent storage with a good-sized timber shed. The garden itself is enclosed by a mixture of brick walls and timber fencing which sit at a low level to supply an open feeling to the space, emphasised by far-reaching views across the cricket fields.



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 TBC

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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