



Maria B Evans Estate Agents Limited

Elsinor, Drinkhouse Road, Croston PR26 9JH

Offers in the region of £475,000



- Attractive, three-bedroom semi-detached property
- Offering charming and contemporary accommodation throughout
- Open-plan living-dining-kitchen area across the rear
- Kitchen-complementary utility adjacent
- Spacious reception room with log burner
- Ground floor, contemporary three-piece shower room
- Two double and one single bedroom to the first floor
- Three-piece suite with elegant finishes
- Stunning rear garden with rural views mainly laid to lawn
- Bricked outhouse equipped with power and light
- Additional storage area also with power and light
- Benefitting from rural views to the rear and side
- Off-road parking for two vehicles on a shale drive
- Close to Croston Village amenities

This stunning property located on Drinkhouse Road provides excellent accommodation throughout with three bedrooms and a family bathroom to the first floor, a spacious living-dining-kitchen area with adjacent utility, three-piece shower room and a separate reception room with a log burner to the ground floor. The amenities continue externally with off-road parking for two cars provided on a shale drive to the front and a good-sized rear garden offering various spaces for al fresco dining and lounging.



Over the threshold...

A timber door with glazed insets grants entry into the property, opening into a bright and spacious entrance hallway which is laid with an oak flooring, has an opaque window to the side, pendant light above and understairs storage available. A traditional style radiator warms the space.

Cosy and bright spaces...

Continuing down the hallway and bearing right, the reception room unfolds as another spacious area lit by a pendant light above with natural light filtering through the bay window to the front of the property. Blending practicality with comfort, the room features fitted cupboards with shelving above flanking the focal point of the room: a log burner laid with a decoratively tiled hearth below and oak mantel above. Additional features include a television point and a traditional-style radiator to the side.



Multi tasking...

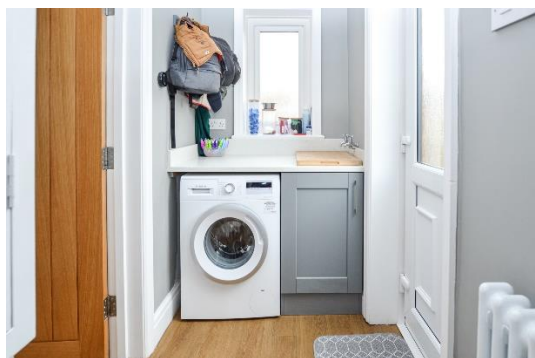
The oak flooring continues across the rear of the property, flowing throughout the open-plan living-dining-kitchen area. This space is tastefully and subtly sectioned into individual spaces. Beginning with the kitchen, this area comprises of well-appointed wall and base units fitted with a quartz white countertop and illuminated by integrated downlighters. To one side, a base unit extends, providing breakfast bar seating for quick and easy meals and also includes a four-point induction hob with an extractor fan above. Further appliances comprise a double oven and grill, dishwasher and a porcelain sink with a swan neck, monobloc tap and an etched drainer to the side. This is positioned in front of a window overlooking the rear, whilst the space is additionally lit by recess downlights and has space for a refrigerator/freezer to the side.

The living-dining space is lit by three pendant lights, warmed by both a vertical column and a traditional-style radiator and has patio doors opening out into the garden with open-aspect views.



The practical stuff...

From this space, an oak panelled door leads through to the kitchen-complementary utility room. A base unit runs along one wall with a white quartz countertop above, including a integrated sink unit with a mixer tap and plumbing for an automatic washing machine beneath. The utility is completed with recess downlights above, a traditional style radiator, an opaque window to the front and a UPVC side door with opaque inset.



From here, there is access to the three-piece shower room comprising of a fully tiled electric shower with glazed doors around, a close coupled w.c. and a pedestal wash hand basin with mixer tap. There is a chrome heated towel rail beneath an opaque window to the side, an extractor fan and recess downlights above.

And so to bed...

Ascending the stairs to the first floor, the landing area offers access into all three bedrooms and the family bathroom through oak panelled doors. There is a window to the side providing stunning rural views, a pendant light softly illuminating the space from above and a loft space is also available from here.



The master bedroom has ample space for a double bed and further space for furniture within the recesses to either side of the Victorian fireplace. Above this lies a television point, whilst there is a window to the front with radiator beneath and pendant light above.

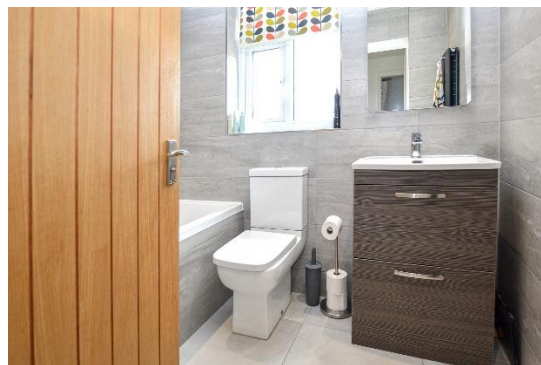


Bedroom two has space for a double bed and benefits from far-reaching rural views with a window to the rear. This space is also lit by a pendant light, warmed by a radiator and has further space for furniture.

Bedroom three is a single room with fitted shelving, an integral cupboard for storage, radiator, window to front and pendant light above.



The bathroom has a contemporary fitted suite in grey, neutral tones. This comprises of a four-piece suite, fully tiled all around and including a panelled bath with mixer taps and a shower over. The shower is fitted with a waterfall head, additional hand shower and glazed panel to the side whilst the rest of the suite is completed with an etched window to the rear, close coupled w.c., vanity wash hand basin with monobloc tap and fitted mirrored cupboard above. The suite is completed with a chrome heated, vertical towel rail finished in a matte black, an extractor fan and recess downlights.



A room with a view...

Basking in sunlight due to its desirable south-east orientation, the rear garden is a tranquil and versatile outdoor space. A combination of smooth block paving and lawn, the garden offers ideal spaces for alfresco dining. One paved section extends to an area sheltered by a wooden cabana, over which a mature wisteria gracefully winds-creating a peaceful, shaded retreat for additional outdoor seating. The garden also features a water tap, external electrical sockets and space down the side of the property for discreet storage with a gate to the front.



Equipped for all events, the garden not only supplies a great setting for the daytime but is also equipped for nighttime entertainment as external lighting sits within the borders providing a soft glow and floodlights provide further light.



The bricked outbuilding towards the end of the garden performs as a perfect work from home space or gymnasium. It is laid with an oak laminate flooring, has power and light, recess downlights above, a television point, UPVC patio doors and a window to the side. Attached to this is a further storage space, also having power and light.



Beautiful, open-aspect rural views are showcased beyond a low hedge border to the rear, whilst timber fences enclose the sides and are lined with mature shrubs and bushes.

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 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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