



Maria B Evans Estate Agents Limited

11 Cock Robin Cottages, Highfield Road, Croston, PR26 9HG

Offers in the region of £270,000



- Very pretty mid-terrace cottage
- Beautifully presented throughout
- Charming lounge with gas coals stove
- Recently renovated well-appointed kitchen
- Two double bedrooms to the first floor
- UPVC double glazing throughout
- Gas central heating radiators throughout
- Gas fireplace to the front reception room
- Landscaped gardens to front, courtyard to rear
- Situated in a quiet location away from the roadside
- Short walk to local amenities and renowned schools
- Close to road and rail commuter transport links

The warmest of welcomes

The duck-egg blue composite door with glazed inlay opens into the main reception room with grey carpeted floors. The focal point of the room is the brick-built open fireplace with a limestone hearth which has fitted cupboards housing the meters and LCD board to one side of the chimney breast. A window overlooks the front garden area, the room is lit by a central pendant light and there is a white radiator to one wall.



Look what's cooking

The recently refurbished kitchen is fitted with a mix of wall and base units plus appliance housing finished in a dove grey. The wood laminate worktops have an inset stainless steel sink unit with separate circular stainless-steel drainer set below one of the two windows overlooking the rear courtyard alongside the central part glazed uPVC door. There is an integrated dishwasher, space for American style fridge freezer, plumbing for a washing machine and a single oven grill with a four-ring electric hob. The Worcester combination boiler is housed in a wall cupboard, two fisherman-style pendant lamps sit above the central dining table and light the room.



And so to bed

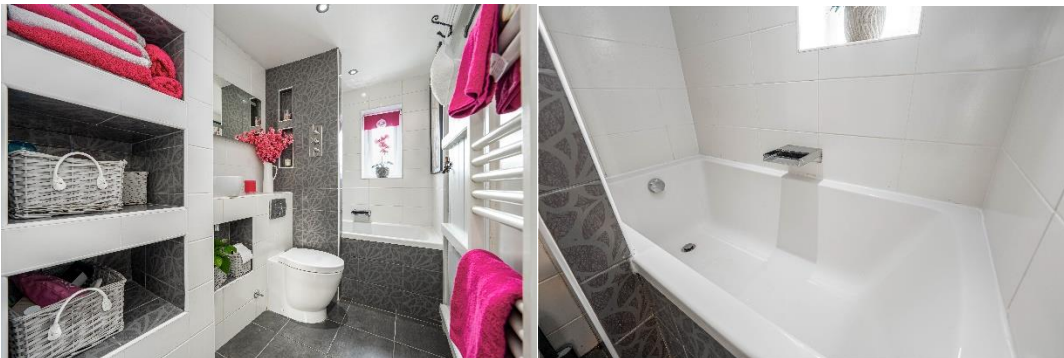
The staircase rises to the first floor and gives access to the bedrooms and bathroom.

A timber latch door opens to the master bedroom which has a window to the front overlooking the garden and faces toward Highfield Road and the rear gardens of the road fronting cottages. This good-sized room has space for wardrobes to either side of the chimney breast and further storage in the recessed alcove situated above the stairs.



Tiled to all splash areas, the en suite bathroom has recessed downlights, an opaque window to the rear and a white ladder style heated towel rail. The three-piece suite comprises a panelled bath with shower over, a wall mounted WC and a wash hand basin with LED mirror fixed above. There is also built-in recessed shelving for towels and bathroom accessories.

The bathroom is Jack and Jill style and leads into bedroom two, which is a double room with a window to the rear of the cottage. The room has space for a wardrobe, a chest of drawers, nightstands and is warmed by a radiator



To the rear of the property, there is a small and pretty courtyard accessed directly off the kitchen which is ideal for a bistro table set. The courtyard is flagged and has fencing to three sides and ample space for container planting.



Beyond the front door

To the front, there is a long, landscaped garden which abuts the rear gardens to the road-facing cottages. The lawn is laid to Astroturf with a mixture of container planting and raised beds to either side. There are several well placed seating areas throughout the garden with a raised decking area situated at the end. Beyond this is a large timber shed with power and light, ideal for storage, a workshop or outdoor entertainment area. This shed, in turn, opens into a shared ginnel hidden out of sight from the main property but offers bin storage and access to the track that leads to Highfield Road.



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 A

The property is served by mains drainage.

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.