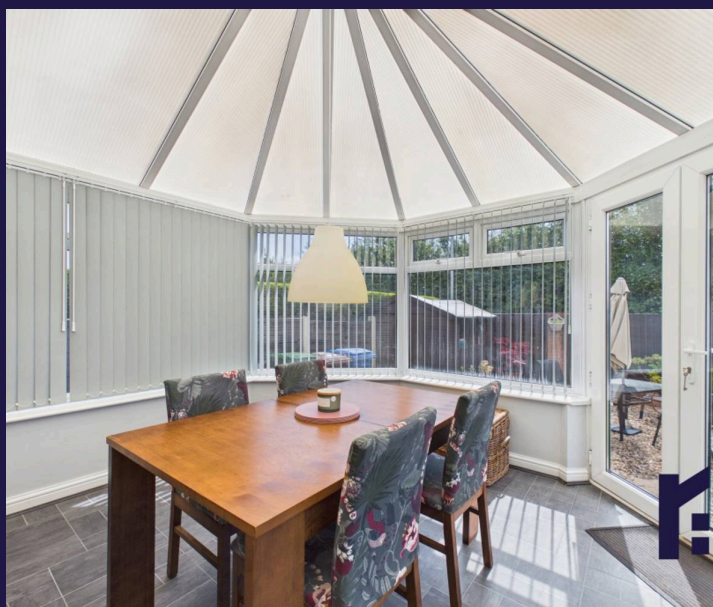
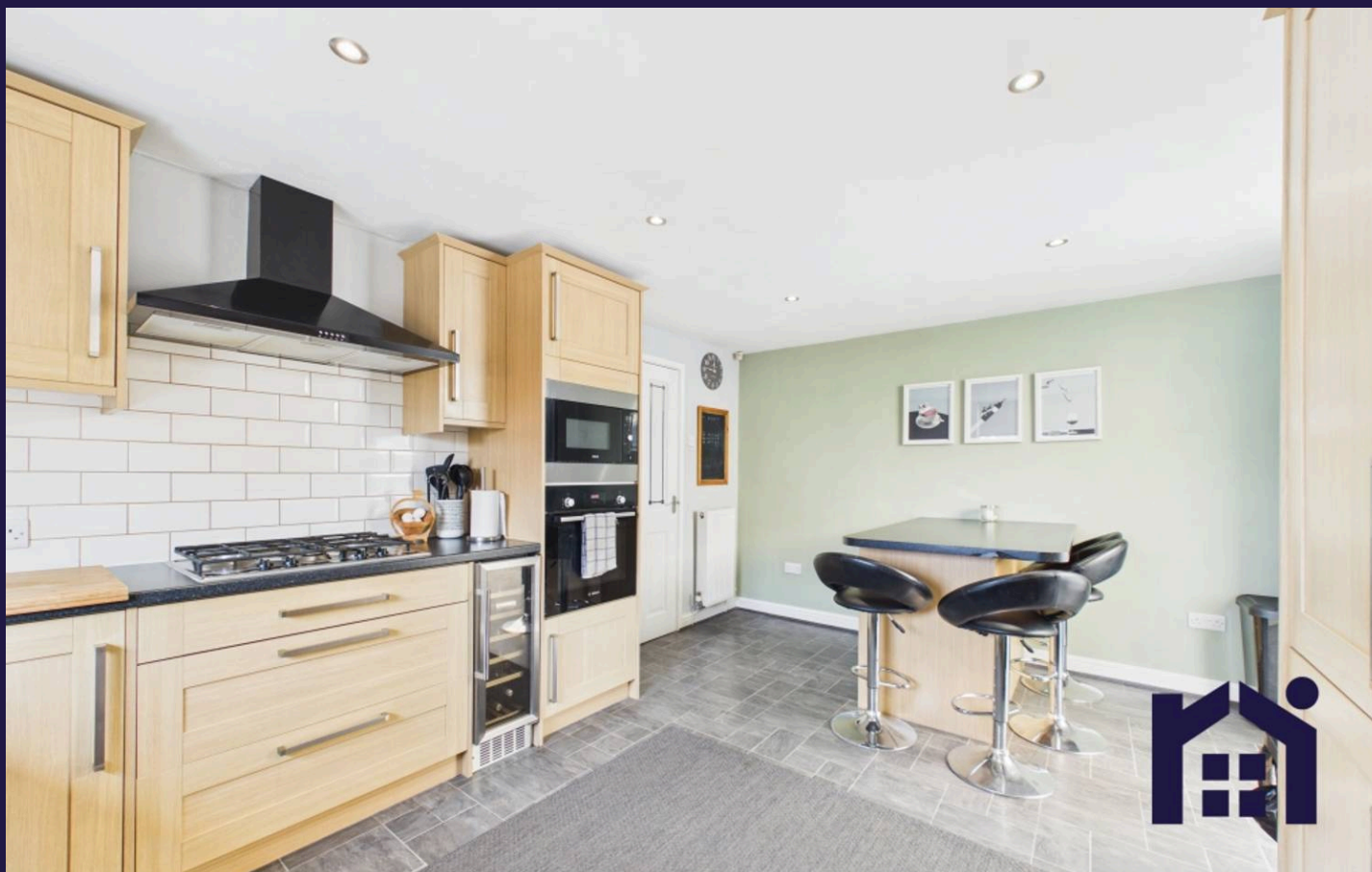


HOME  TRUTHS



Yarrow Close, Croston

PR26 9SJ



Fabulous extended four bedroom detached property occupying a generous corner plot in a highly sought-after location, within easy reach of excellent schools, Croston village centre and delightful countryside walks, offering over 1,400 square feet of versatile family accommodation. Stroll through the gate and attractive front garden with raised beds and decorative gravel, to the vestibule and from there into the well-proportioned living room, centred around an attractive electric fire set within a feature hearth. Adjacent, the inviting garden room enjoys a wall-mounted remote-controlled feature electric fire and patio doors opening directly onto the rear garden. To the rear of the property, the spacious dining kitchen is fitted with a comprehensive range of wall and base units together with integrated appliances including a gas hob, electric oven, microwave, fridge-freezer, separate freezer and central heating boiler, with additional space, power and plumbing for further appliances. Leading off is the generous conservatory, providing valuable additional reception space and enjoying pleasant views over the garden. Step outside into the private southwest-facing rear garden with upper and lower decked seating areas, a sun terrace and secure off-road parking, whilst still retaining the existing concrete base should you wish to construct a garage. Back inside, stairs rise to the first floor landing. The principal bedroom occupies the west wing of the property and benefits from an en suite comprising mixer shower in cubicle, wash hand basin and wc. To the east wing, bedrooms two and three are both comfortable doubles, with bedroom two enjoying views towards St Michael's Church, whilst bedroom four is a well-proportioned single, currently utilised as a home office. Completing the first floor, the family bathroom comprises a bath with shower over and glazed screen, wash hand basin, wc and fully tiled elevations.

Fabulous extended four bedroom detached property occupying a generous corner plot within easy reach of excellent schools, Croston village centre and delightful countryside walks
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

- Spacious detached family home
- Over 1400 square feet of accommodation
- Four bedrooms
- Virtual tour
- Corner plot
- South west facing garden

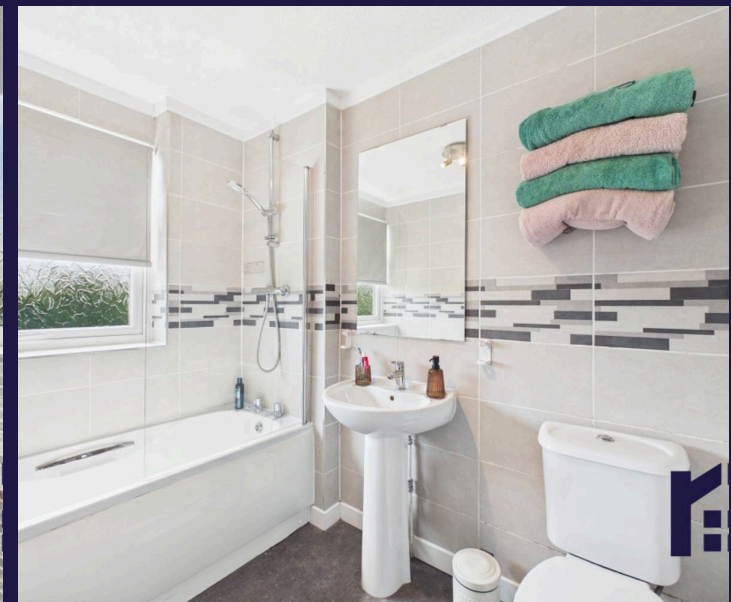
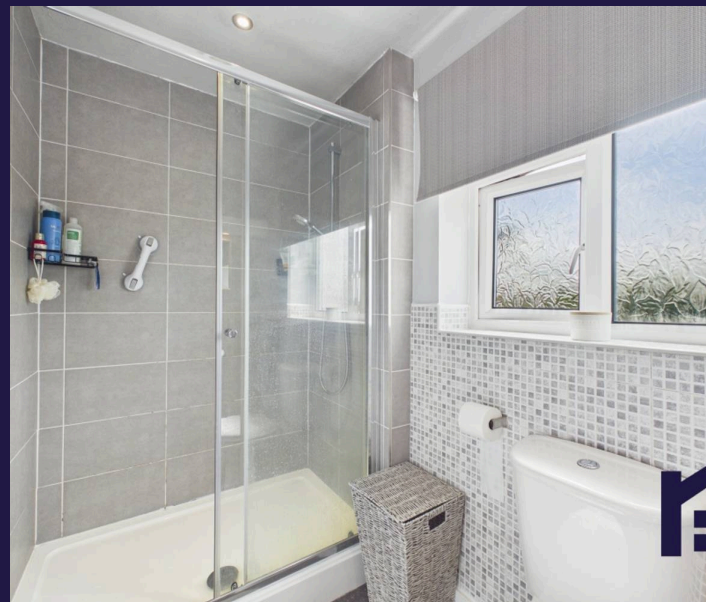


HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

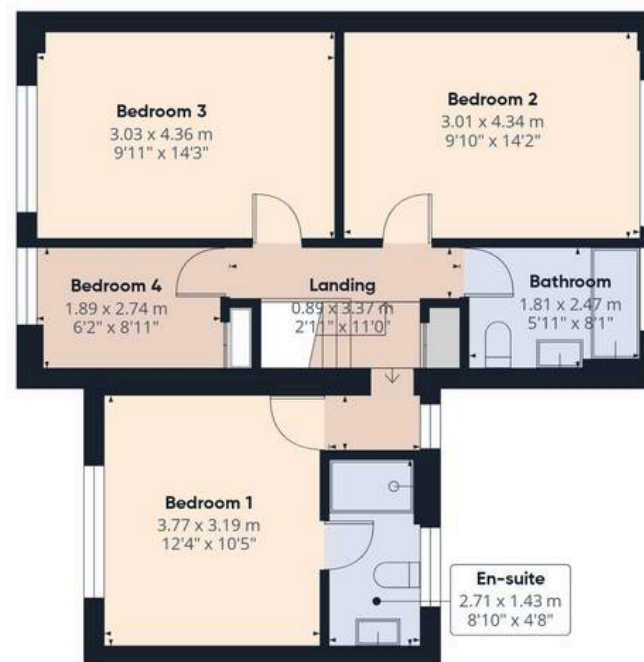
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Approximate total area⁽¹⁾

135.7 m²

1458 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360