



Maria B Evans Estate Agents Limited

2 Willowbank Cottages, Out Lane, Croston PR26 9HJ

Offers in the region of £315,000



- Spacious, three-bedroom mid-terrace family home
- Beautifully presented with contemporary décor throughout
- Welcoming entrance porch
- Generous lounge with plenty of natural light
- Extended open-plan kitchen and dining area
- Modern fitted kitchen with integrated appliances
- Separate utility room and ground floor w.c.
- Master bedroom with stylish en suite
- Two further spacious double bedrooms
- Modern, fully tiled, three-piece family bathroom
- West-facing rear garden with Indian stone patio and lawn
- Ideal for families, first-time buyers or professionals
- Off road parking for 3 vehicles with EV charging point

The best of both worlds...

Beautifully presented throughout, this stylish three-bedroom mid-terrace home combines contemporary finishes with spacious, light-filled accommodation, all within the heart of Croston village. Briefly, the accommodation features a spacious front reception room, impressive open-plan kitchen-diner with bi-folding doors to the west-facing garden utility and w.c. to the ground floor whilst the first floor comprises generous bedrooms (the master with an en suite) and a family bathroom. To the front, there is parking for three vehicles and an electric vehicle charging point.

Welcome in...

Step through the uPVC front door into a welcoming brick-built entrance porch with tiled flooring – the perfect place to leave coats and shoes before entering the main accommodation.



An oak door with an opaque glazed inset leads into the reception room, where warm oak flooring, a covered radiator and a front-facing window fitted with plantation shutters to provide privacy to the front. The focal point of the room is a gas-burning stove, set upon a tiled hearth with a solid oak mantel above, offering both warmth and character. A television point and central pendant light complete this stylish yet comfortable living space.



Wine and dine...

The impressive open-plan kitchen and dining area is positioned to the rear, fitted with a combination of full-height, wall and base cabinetry in complementary shades of light grey and sage and finished with white quartz worktops and under-cabinet

lighting. A matching breakfast bar provides additional seating, while integrated appliances include a Neff microwave, dishwasher, one-and-a-half bowl stainless steel sink unit with etched drainer and a Rangemaster cooker with a five-burner gas hob and extractor hood above. There is also space for an American-style fridge freezer.



Flooded with natural light from four Velux roof windows, a side window and bi-folding doors which open seamlessly to the rear garden, the dining area offers an ideal space for gathering with family and friends. Recessed spotlights, two pendant lights and a vertical column radiator complete this bright and welcoming room.



Taking care of the practicalities...

Located just off the kitchen, the utility room is fitted with a quartz worktop incorporating plumbing for an automatic washing machine and venting for a tumble dryer below. Additional wall-mounted cabinetry provides storage, while the space is lit by recessed downlights.

The ground floor cloakroom is finished with a contemporary suite comprising a back-to-wall w.c., vanity wash hand basin, decorative splashback and is also illuminated by recessed spotlights.



Soak and sleep...

Ascending to the first floor, the spacious landing provides access to three generously proportioned bedrooms through traditional white panelled doors. The landing also benefits from loft access, built-in storage and a central pendant light.

The principal bedroom is a spacious double overlooking the rear garden, complete with a television point, radiator, central pendant light and wall lighting to each bedside. Fitted wardrobes with mirrored fronts frame the entrance to the discreet en suite, which is finished in neutral tiling to splash areas.



The suite comprises a shower enclosure by bi-folding glazed doors, a vanity wash hand basin, close-coupled w.c. and recessed downlights.



Bedrooms two and three are both comfortable double rooms, each enjoying front-facing windows dressed with plantation shutters, radiators and pendant lighting.



Serving these bedrooms is a well-appointed family bathroom which is fully tiled in grey. The stylish three-piece suite comprises a panelled bath with shower attachment over and a glazed screen to the side, a pedestal wash hand basin, back-to-wall w.c. and a practical toiletries ledge. Recessed downlights and a chrome heated towel rail complete the suite.



The quiet spot...

The west-facing rear garden is first laid with an Indian stone patio, offering the perfect setting for al fresco dining, entertaining or simply unwinding in the afternoon and evening sunshine. Steps rise to a neatly maintained lawn with mature shrubs and established planting dotted around, enclosed by a combination of timber fencing and brick wall boundaries. A continuation of the patio extends along one side of the property, leading to side access via a wrought iron gate.



To the front, the property benefits from allocated off-road parking for three vehicles, together with the added convenience of an electric vehicle charging point.

Round and about...

Offering charming and picturesque surroundings, Croston village presents a quintessential countryside lifestyle with beautiful walking routes along the River Yarrow and open rural landscapes. Well positioned, it enjoys excellent connectivity to nearby villages including Rufford and Tarleton, while also being within easy reach of Eccleston and Mawdesley. For commuters, Croston retains close connections to Preston, Southport, and Wigan, and also has its own train station.

The property itself is within walking distance of local convenience shops and benefits from a vibrant village atmosphere, boasting a wonderful selection of amenities such as well-loved public houses like The Wheatsheaf and The Lord Nelson, alongside popular dining spots including Out Lane Social and The Black Rabbit as well as the delightful café Thyme on the Yarrow.

Its proximity to the highly-regarded schools of Trinity & St. Micheal's Primary and Bishops Rawstrone Secondary School create further appeal and present it as a true all-rounder: perfect for families, professionals, and those seeking an idyllic yet well-connected place to call home.



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 C

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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