



Maria B Evans Estate Agents Limited

22 Westhead Road, Croston PR26 9RR

Offers in the region of £255,000



- Beautifully designed, two-bedroom terrace
- Generously sized reception room to the front
- Dining-kitchen to the rear warmed by a log burner
- Patio doors opening out onto the rear garden
- Spacious master bedroom
- A further double bedroom with views across the rear
- Well-appointed, four-piece family bathroom
- Good storage available throughout
- Plantation shutters fitted to some rooms
- Sizeable rear garden laid to lawn and patio areas
- Enjoying open views of the cricket pitch behind
- Village central location close to local amenities
- Warmed by gas central heating with UPVC windows throughout

A perfect example of a turnkey property, this charming, terraced home offers exceptional move-in-ready accommodation in the heart of Croston Village. Each room offers its own delights with a spacious reception providing ample room for family nights in and an open-plan kitchen-dining area delivering the contemporary flow that so many desire. To the first floor, two double bedrooms with a stylish family bathroom complete the accommodation.

Welcome home...

A latched iron gate welcomes you into the front garden, where a flagged pathway with adjacent slate chipped area guides to the front door which is sheltered by an overhang porch. Stepping over the threshold, an entrance area with a pendant light above provides space for the removal of shoes and coats before continuing into the main reception room.

Where living happens...

This spacious area offers much room for furniture, has a bay window to the front of the property fitted with plantation shutters, a central pendant light and a television point. Oak laminate flooring runs from here through to the kitchen-dining space.



Wine and dine...

This warm and inviting space is great for entertaining, featuring a log burner with a stone hearth and fitted dressers flanking either side, offering both shelving and cupboard space. The ambience is enhanced by a low-hanging pendant light above the main area whilst UPVC patio doors open up to the rear in a further cosy nook space illuminated by a wall light and with Velux windows overhead.



Recess downlights line the ceiling into the kitchen, where wall and base units in light grey are fitted neatly into the corner. These are complemented by brushed gold knurled handles and topped with a marble-effect counter and upstand. Integrated within is a sink unit with swan neck monobloc tap existing in front of window to the rear, an electric four-point hob with oven and grill below and an extractor hood above whilst a white tiled splashback runs in between the units. There is an integrated dishwasher and refrigerator/ freezer whilst double door opens to a larder-style cupboard with extensive shelving, an automatic light and electrical sockets. The units also contain plumbing for an automatic washing machine.

Understairs storage is also available from this space and includes a pendant light.



And so, to bed...

Elegant wall panelling ascends to the side of the staircase whilst a pendant light softly illuminates above. On the landing, an airing cupboard provides further storage complete with venting for a tumble dryer, storage and light.

A white panelled door opens into the sophisticatedly styled master bedroom. Plantation shutters frame a window to the front whilst recesses provide ideal placement for furniture and bedspace. Decorative panelling adds a refine backdrop, complemented by two hanging pendants softening the lighting from the recess downlights above and there is a television point opposite.



Bedroom two is a double room, also enhanced by wall panelling and modern recess downlights. There is space for furniture and a rear-facing window offers charming views over the cricket pitch.



Soak it up...

Completing the first floor accommodation is the four-piece family bathroom. Fully tiled in a neutral tone, the suite comprises of a walk-in shower enclosed by glazed panels, a freestanding bathtub, a vanity wash hand basin and close coupled w.c. It is warmed by a vertical column radiator, lit by recess downlights and has an opaque window facing the rear.



The garden spot...

The delightful rear garden offers a neat and low-maintenance outdoor space which is thoughtfully laid with a combination of patio flags and lawn. Enclosed by timber fencing, the space also benefits from open and green views across the cricket pitch to the rear and is equipped with external lighting, space for a storage shed and a convenient outdoor tap.



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 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.