



Maria B Evans Estate Agents Limited

68 Town Road, Croston, PR26 9RB

Offers in the region of £295,000



- Charming Grade II Listed mid-terrace cottage
- Set in the heart of the Croston Conservation Area
- Characterful features on display throughout
- Vestibule leads to welcoming hallway
- Lounge with open fire and original window shutters
- Rear sitting room with log burning stove
- Morning room with French windows to rear garden
- Well-appointed, spacious Shaker style kitchen
- Two double bedrooms to the first floor
- Fully tiled first floor bathroom with white suite
- Warmed throughout by gas central heating
- Delightful, enclosed garden with church view
- Parking for one car and a single detached garage
- Short walk to the renowned local schools
- Easy access to commuter routes and links

The solid timber painted door with fanlight over opens to the vestibule with ceiling light and a practical tiled floor. To the side is a built-in cupboard housing energy meters and also offering space for coats and muddy boots. Pine panelled doors can be found throughout and the first one opens into the broad hallway which is also lit by a ceiling light, warmed by a radiator and has a spindle staircase rising and turning to the first floor.



To the left, the charming lounge has a sash window to the front with concealed pine shutters and two ceiling lights for evening time. The cast iron open fireplace with slate hearth forms the focal point of the room and has a connection point for a gas fire if required whilst there is also a radiator for chillier times.



To the rear is the sitting room with exposed beams, two windows overlooking the garden, a ceiling light for evening ambience. The ingle fireplace houses a multi-fuel burning stove resting on a Northumberland quarried stone flagged hearth and a door opens to the split-level morning room and dining kitchen.



The morning room is a lovely seating area with space for a small table and chairs, French windows opening to the garden and a ceiling light. A corner cupboard houses the Worcester gas central heating boiler and the slate effect ceramic tiled floor continues beyond the riser to the kitchen.



Of good size, the well-appointed kitchen is lit by recessed downlighting and has space for a small table and chairs. Three walls are lined with ivory-shaded Shaker style wall and base units with pewter handles, subway splash tiling between levels and incorporating drawers, glazed display cabinets and a wine-rack. The stone effect work-surfaces have an inset one and a half bowl ceramic single drainer sink unit with swan neck mixer tap over which is set beneath the side window. A brick niche with an exposed oak beam and splash tiling houses a five-ring gas range cooker with canopy extractor fan above and integrated appliances include a fridge freezer, AEG dishwasher and an Indesit washing machine.



The first-floor landing has a ceiling light, loft hatch and pine doors to the two double bedrooms and bathroom.



The delightful master bedroom has a sash window to the front with built in window seat and blanket box. Lit by a ceiling light and warmed by a radiator, the room is fitted with a range of fitted wardrobes to two walls which incorporate a dressing table.



The second bedroom overlooks the rear garden, has a ceiling light and radiator. A pitch pine cupboard provides storage and the room has ample space for further furniture.



The fully tiled bathroom has an opaque rear window, ceiling light, radiator and extractor fan. The three-piece white suite comprises a vanity cabinet set wash hand basin, a 'P' bath with glazed protective screen and shower over, and a low flush w.c.

Enjoying church views, the rear, south facing, fence enclosed garden has a stone flagged patio across the rear elevation with a low stone retaining wall and steps rising to the lawn area. To one side, a path continues beneath an arbour and leads to a rockery at the end of the garden beside a Victorian style lantern and continues to a gated access to the parking area to the fore of the single detached garage. For added convenience, there is also an outside tap.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is to be confirmed

The Local Authority is Chorley Borough Council

The EPC rating is D

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.

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