



## Maria B Evans Estate Agents Limited

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**78 Station Road, Croston PR26 9RN**

**Offers in the region of £289,000**



- Beautifully presented two-bedroom terrace
- Nestled in the heart of Croston Village
- Cosy front reception room with multifuel burner
- Spacious and well-appointed dining-kitchen
- Conservatory with patio doors to the rear
- Generously proportioned master bedroom
- Second bedroom with space for a double bed
- Character four-piece family bathroom
- Large rear garden laid majority to lawn with pond feature
- Enjoying Indian stone patio to provide al fresco dining areas
- Close to local rail station and amenities

Sympathetically renewed and redecorated, 78 Station Road returns to market as a beautifully presented two-bedroom terrace offering delightful accommodation throughout. From the cosy reception room to the shaker-style kitchen and stunning bedroom spaces, this is a wonderful space to call home.

### **Your new haven awaits...**

A UPVC door with opaque glazed insets leads into an inviting entrance vestibule, laid with oak flooring and finished with high panelling and coat hooks, creating a welcoming spot to shake off coats before stepping into the main living spaces.



### **Comfort and charm...**

The reception room offers a cosy and characterful setting, enhanced by subtle wall panelling to one wall and oak flooring underfoot. The focal point of the room is the inset multifuel burner set on a stone hearth with an oak mantle beam above. To the corner, a convenient storage cupboard houses the meters with a television point positioned above.



### **Put the kettle on...**

Stepping down into the kitchen, an oak flooring flows through the space, fitted with a well-appointed shaker-style kitchen consisting of white wall and base units with a mixture of circular and cupped handles, all with a soft-close finish. A quartz worktop flows into an upstand, complemented by a white tile splashback behind the electric rangemaster with a gas hob and extractor fan over. Integrated appliances include a refrigerator, freezer, dishwasher, recycling unit and plumbing for an automatic washing machine. Additionally, a Belfast porcelain sink unit with etched drainer is

positioned beneath a rear window that fills the space with natural light, supported by recessed downlighting.



The space flows through to a well-proportioned dining area, creating a sociable setting for family and guests to stay connected. It also features original overhead beams with further brick and beams details across the walls, giving the room a rustic and charming warmth.



### **Inside out...**

To the rear of the property, the conservatory offers a bright and inviting living space with delightful views of the garden. Warmed by a radiator, the space benefits from plumbing for an automatic washing machine and features glazed patio doors leading outside.



### **Sweet dreams...**

Rising to the first floor, the split-level landing gives way to two bedrooms and a family bathroom through latched doors.



The master bedroom is styled with an elegant finish. This generously sized room includes feature wall panelling, a television point and a window to the front.



Bedroom two is another well-proportioned room, with space for a double bed and having panelling to dado and fitted wardrobes to one corner- one with a mirrored front.



The family bathroom continues the character of the living spaces with a dark wood flooring and beams overhead. This spacious, fully tiled suite is equipped with a clawfoot bathtub and separate cubicle shower enclosed by glazed doors. A pedestal wash hand basin, close coupled w.c. and towel rail finish the space.



### Up the garden way...

The rear garden to this property delivers a real ‘wow’ factor. Everything is not as it seems at first when you are initially presented with an Indian stone patio area, naturally sheltered by mature shrubs and bushes. A gravelled pathway passes a bricked outhouse, ideal for storing logs, which is also equipped with an external water tap. A central olive tree with a circular, stone cobbled surround creates a striking focal point before reaching a timber outbuilding, complete with electricity and providing excellent storage for gardening tools and the like.



Beyond a trellis, the garden opens into an expansive lawn space bordered by timber fencing and featuring a large pond. This impressive outdoor space offers enormous potential for a keen gardener, children’s play, or superb entertaining with plenty of scope for al fresco areas and even an outdoor kitchen set up.



**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.

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