

FOR SALE

117, Moor Road, Croston, PR26 9HP



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Wonderful detached bungalow with stunning plot & large outbuilding with annexe potential



- Luxury detached true bungalow
- Inspiring open plan living kitchen
- Substantial detached outbuilding
- Exceptional open views to rear
- 3 bedrooms / 1 reception room
- Highly prized main road position
- Wonderful 0.28 acre plot
- 2465 SQFT

Resting along the highly coveted Moor Road which leads into the vibrant village of Croston & unlike anything else on the market right now, this luxurious detached true bungalow offers a wealth of unique features that help elevate it from the competition. Bought and extensively renovated by the current owners, the property was turned from a dated 1930s home to a stylish, contemporary property all set across one floor. A wonderful full-width rear extension has added significantly to the living space & design, creating an inspiring open plan living kitchen with bi-folding doors that flow seamlessly outside. In brief the property comprises; a main entrance hallway, three beautifully equipped bedrooms, an-ensuite bathroom to the master plus a luxury shower room with underfloor heating to both. The superbly appointed kitchen is equipped with a large central island unit & a range of quality integrated appliances. Two separate sleek glass roof lanterns plus sliding doors help bathe the area in lots of natural light. Trendy herringbone flooring & a superb modern log burner add extra quality to the space. Externally our clients have acquired additional land to the rear, creating a simply stunning mature outdoor space that enjoys far reaching views across Lancashire countryside & extends to 0.28 acre. The gardens are well stocked with various seating areas, pretty borders & outbuildings, sheds / garage for storage - one of which is a substantial detached building which is double-skin & insulated plus has running water & wc, making it ideal as an annexe style space, or potential studio / business premises. To the front the home enjoys considerable kerb appeal & ample off road parking. Croston village itself offers a unique blend of vibrant village life with rural countryside. There are great pubs, restaurants, tea rooms, excellent day to day village amenities and a train station as well as being surrounded by the beautiful West Lancashire country side. Early viewings are essential to appreciate the quality of this detached bungalow.







TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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Regan & Hallworth

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www.reganandhallworth.com