



Maria B Evans Estate Agents Limited

2 Pavilion View, Croston, PR26 9RW

Offers in the region of £300,000



- Modern, link-detached family home
- Offering generous accommodation throughout
- Spacious lounge with gas log fire
- Second reception room/home office
- Light-filled conservatory extension to the rear
- Well-appointed and contemporary breakfast kitchen
- Separate utility room and cloakroom/ w.c.
- Three bedrooms – two double, one single
- Three-piece family bathroom plus master en suite
- Rear garden with access to the cricket field beyond
- Close to amenities and renowned schools
- Easy access to commuter transport links

Nestled in a small cul-de-sac close to the village centre, this modern, link-detached property offers good sized accommodation throughout and enjoys excellent views across the ever-popular Croston cricket fields. The property is approached via a block paved driveway and paved frontage, providing parking for two/three cars and leading to the dark blue composite front door with etched and leaded glass insets. Opening to the hallway, there is an opaque window to the front, stairs rising and turning to the first-floor landing and having a walk-in cloaks cupboard beneath, and timber panelled doors open to each of the rooms.



The wood effect laminate flooring continues into the spacious lounge which has a bay window to the front fitted with plantation style shutters. Lit by recessed downlights and warmed by a radiator, the eye-catching feature of the room is the gas log stove set into a pale granite fire surround and hearth which has a television point alongside. There is also a built-in cupboard to one corner housing the electricity consumer board.

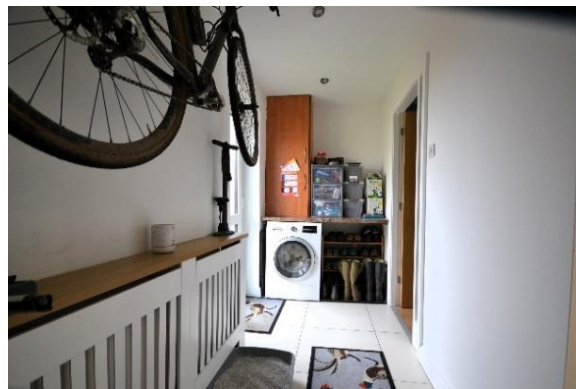


The dining kitchen has sliding patio doors to the garden room, recessed downlights and a tall panel radiator. The white porcelain tiled floor coordinates perfectly with the white high-gloss wall and base cabinets which incorporate drawers and feature mid-grey subway-style tiling between levels. The wood effect worktops have an inset one-and-a-half bowl stainless-steel single-drainer sink unit and a squared mixer tap over. Also inset is a Neff four-burner gas hob with mid-grey glass splashback and a stainless-steel Cooke and Lewis chimney-style extractor fan over. Close by is an eye-

level Neff double oven and grill, an integrated Hotpoint automatic dishwasher and space for a larger style fridge-freezer.



The porcelain flooring continues into the utility room which has recessed downlights, a decoratively covered radiator and a glass and uPVC door opening to the rear garden. A cupboard houses the wall-mounted Ideal gas central heating boiler, and a granite effect counter provides workspace and has plumbing beneath for an automatic washing machine plus space for shoe racks. A bi-folding door opens to the cloakroom which has an opaque rear window, ceiling light and a chrome ladder style heated towel rail. The two-piece white suite comprises a close coupled WC and a wall-mounted corner wash hand basin with monobloc tap.



The uPVC double glazed conservatory extension offers a welcome additional living space with patio doors to the rear, and which is currently used as a dining area.



From the utility room, a door with a glazed side panel opens to the study, having a window to the front with plantation style shutters, recessed downlights, wood laminate flooring and a radiator.

The first floor landing has wood effect laminate flooring, recessed downlights and white panelled doors open to each of the rooms including the linen cupboard.

Bedroom one has a window to the front with plantation style shutters, recessed downlights and a radiator. This double room also benefits from a fully tiled en suite with an opaque side window, recessed downlights, and a chrome wall-mounted ladder-style heated towel rail. The contemporary white suite comprises a shower cubicle with sliding door, a wall-mounted wash hand basin with monobloc tap and a close coupled WC.



Bedroom two has two windows to the rear overlooking the cricket fields, a pendant light and a radiator plus ample space for wardrobes and other bedroom furniture.



Bedroom three has a window to the front with plantation shutters, a pendant light and a radiator. This bedroom also has space for a single bed or twin cots plus a range of bedroom furniture.



Warmed by a chrome ladder-style radiator, the family bathroom has an opaque side window and recessed downlights. Fully tiled in natural shades, the three-piece white contemporary suite comprises a close coupled WC, a wall-mounted vanity-set wash hand basin with monobloc tap and mirror over, and a panelled bath with protective screen and Mira excel shower over.

The rear, fence-enclosed garden has a flagged patio, directly outside the conservatory double doors, for alfresco dining and barbecue storage. Alongside this is a lawn area and the rear fence has an inset gate opening to the cricket field beyond. There is also a flagged path to the utility room door and a convenient outside 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 D

The Council Tax Band is D

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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