



Maria B Evans Estate Agents Limited

18 Yarrow Close, Croston PR26 9SJ

Offers in the region of £375,000



- Semi-detached property in sought-after Croston Village
- Entrance hallway leading to spacious kitchen-diner
- Separate reception with electric fire
- Study with glazed patio doors to the rear
- Four good-sized double bedrooms- the master with en suite
- Three-piece family bathroom
- Warmed by gas central heating radiators throughout
- Corner plot with wrap around garden
- Driveway parking on Tarmacadam drive
- Perfect family home within the catchment for renowned schools
- Walking distance to local amenities

Tucked away from the main village thoroughfares, Yarrow Close enjoys a peaceful cul-de-sac position whilst remaining within close proximity to local amenities. The property offers generously proportioned and versatile accommodation, comprising a spacious open-plan kitchen and dining room, separate reception room, study, four double bedrooms (including a master bedroom with en suite), and a family bathroom. Outside there is ample driveway parking and a generous rear garden that wraps around the side of the property.

Welcome in...

Approached over a Tarmacadam driveway with ample space for parking and a shale area to the side, the property is bordered by a low brick wall, with a paved pathway leading to the front entrance. The front door, complemented by surrounding glazing, opens into a welcoming entrance hallway with space for the storage of coats and shoes, recessed downlights and a central pendant light, as well as oak flooring which continues throughout the ground floor.

Open-plan living...

Turning right from here, the open-plan kitchen and dining room offers an expansive space, firstly beginning as a dining area where a large window draws in natural light, aided by recessed downlights.



Here, an extensive arrangement of cream wall and base units provides plentiful storage, complemented by generous stretches of quartz worktop for food preparation. On one side, the countertop extends to form a breakfast bar whilst the rest of the units house various appliances, including Rangemaster cooker with hob and hooded extractor above, a dishwasher, plumbing for an automatic washing machine, space for a tumble dryer and space for an American-style refrigerator/ freezer. A one-and-a-half-bowl Blanco sink unit with matching cream mixer tap and extendable hose sits adjacent to an etched drainer beneath a rear facing window. An adjacent external door provides direct access to the garden.



A room to suite...

A room that could serve a multitude of uses is currently arranged as a study and fitted with glazed sliding patio doors that open onto the patio and a central pendant light. Equally suited to a snug, children's playroom or even an additional bedroom, it provides valuable accommodation that can adapt to changing household needs.



Cosying up...

The principal reception room has a window to the front, oak-effect flooring and an electric fire which forms a central focal point, set within a granite surround and hearth and framed by a white-painted timber mantelpiece. A television point, pendant light fitting and useful understairs storage complete the room.



Sweet dreams...

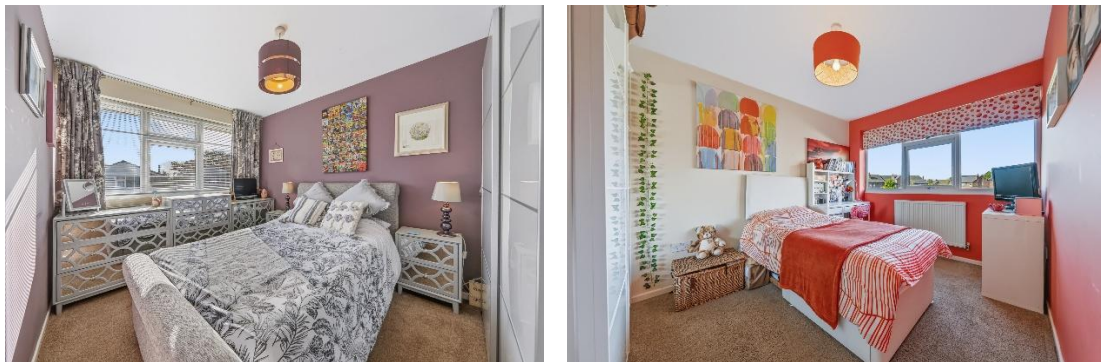
The principal bedroom is a generously proportioned double room, positioned to the front of the property and benefiting from a full wall of fitted wardrobes with sliding doors, a front-facing window with views of Croston Church in the distance and a television point. Serving this room is a three-piece en suite, comprising a shower enclosure with glazed sliding doors, vanity wash hand basin and close-coupled w.c. Further appointments include a chrome heated towel rail and mirrored wall-mounted vanity cabinet.



Bedroom two is positioned to the rear of the property, enjoying a pleasant outlook over the bowling green and is finished with a central pendant light.



The remaining two bedrooms are positioned to the rear and front respectively, all offering well-proportioned accommodation with flexibility for the arrangement of bedroom furniture. Each benefit from a television point and pendant lighting, completing the four-bedroom accommodation.



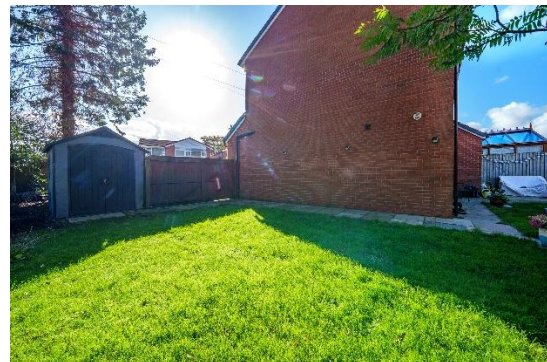
Soak it up...

The family bathroom is fitted with a three-piece suite comprising of a P-shaped bathtub with glazed screen to the side and shower attachment over, a pedestal wash hand basin and close coupled w.c. This is set upon a contemporary grey tiling to splash areas and a decoratively patterned vinyl to the floor and is finished with a chrome heated towel rail, recessed downlights and an extractor fan.



Garden delights...

To the rear, the garden begins with an Indian stone patio which extends to one side of the property, creating a sheltered seating area ideal for al fresco dining or outdoor furniture. Beyond, the garden transitions to a generous expanse of lawn which wraps around the property and is enclosed by timber fence panels, including various shrubs and trees around the perimeter. To one side of the garden, a paved base offers space for a storage shed, whilst a side gate provides convenient access back to the front. An external water tap and outdoor lighting completes this spacious garden, which has plenty of space for children's play or just general enjoyment of the outdoors.



On your doorstep...

This charming and picturesque village offers a quintessential countryside lifestyle, surrounded by beautiful walking routes along the River Yarrow and open rural landscapes. Well positioned, Croston enjoys excellent connectivity to nearby villages including Rufford and Tarleton, while also being within easy reach of Eccleston and Mawdesley. For commuters, Croston retains close connections to Preston, Southport, and Wigan, and also has its own train station.

The property itself is within walking distance of local convenience shops and benefits from a vibrant village atmosphere, boasting a wonderful selection of amenities such as well-loved public houses like The Wheatsheaf and The Lord Nelson, alongside popular dining spots including Out Lane Social and the delightful café Thyme on the Yarrow. Its proximity to the highly-regarded schools of Trinity & St. Micheal's Primary and Bishops Rawstrone Secondary School create further appeal.



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 C

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA