Maria B Evans Estate Agents Limited

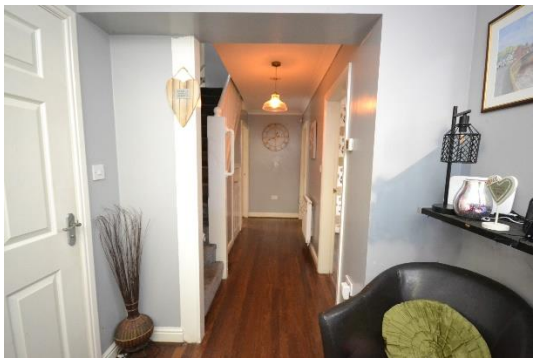
45 Jubilee Way, Croston, PR26 9HD

Guide Price: £285,000



- Attractive, modern, detached, family residence
- Two separate good-sized reception rooms
- Well-appointed breakfast kitchen and utility room
- Four bedrooms – three double, one single room
- En suite shower room to the master bedroom
- Family bathroom with white three-piece suite
- Off-road parking space to the rear of property
- Attached single garage with power and light
- uPVC double glazed windows and door through
- Warmed by gas central heating to each room
- Large side garden – also accessed from lounge
- Walking distance to all local amenities and schools
- Stones through from road and rail transport links

A part glazed composite door opens into an entrance hallway with space for coats and boots and having Brazilian dark wood flooring running throughout. Having a window to one side, the hallway is also lit by singular pendant light. From the hallway a carpeted staircase rises to the first floor and has a good size storage cupboard beneath. Also off the entrance hall is a cloakroom with an opaque side window, a low flush w.c. and corner wash hand basin.




The dining room has a large picture window to the front of the property overlooking a small courtyard area which forms part of the property's curtilage. There is a single pendant light, a white radiator to one wall and dark wooden laminate flooring.

The main lounge is situated to the left-hand side of the property and runs from front to back, has a large picture window to the front and a set of sliding patio doors onto the side garden area. The room comfortably houses two- and three-seater sofas, has two central pendant lights and a decorative fireplace currently with electric fire in situ, positioned in front of the original living flame fireplace.




To the rear of the property is a breakfast kitchen with cream country-style wall and base cabinets having wooden laminate worktops over and inset with a one and a half stainless steel basin with Swan neck mixer tap. Also inset is a five-burner gas hob with a single oven grill below, and there is space for a tumble dryer and dishwasher. In a separate utility area, which is open to the kitchen, you'll find further space for a washing machine plus space for a full-size fridge freezer and also the Baxi gas central heating boiler. There is a window to the rear and a part-glazed door from the utility room into the rear garden of the property.




To the first floor are four bedrooms and a family bathroom. On the landing there is a good size cupboard housing the lagged hot water tank and the access point to the loft is situated between bedrooms two and three. The master bedroom is a good-size and comfortably fits a king size bed, nightstands and a bank of fitted wardrobes. There is a picture window to the front of the property and to the rear of the master bedroom there is a good sized wet-room-style en suite shower room, with vanity basin and low flush WC. The room is part-tiled and has a grey laminate floor.




Bedroom two is situated to the front of the property is a double room and has a central pendant light. Bedroom three is a smaller L-shaped double room, fitted with a bank of wardrobes and situated to the rear of the property and having a window overlooking the side garden. Bedroom four is a single room situated to the front of the property overlooking Jubilee Way. There is ample space for single bed, alternatively, the room would make an ideal home office or dressing room.








Tiled to all splash areas and having a window to the rear, the family bathroom consists of a three-piece suite with mixer shower above a panel bath, low flush WC and pedestal wash hand basin.

The south-facing, side garden is mainly laid to lawn, has a decked area accessed directly from the patio doors and a further small patio area. There is a wildlife pond and well-stocked mature borders to three sides. There is also a good-sized workshop-style timber shed making an ideal man cave or work area and having an attached aviary. To the rear of the property there is off-road parking situated directly in front of the attached single garage which has power, light and an up-and-over door.









Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 999 years

We are reliably informed that the ground rent is £100 PA

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is E

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.